

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*



### Property offered for sale

Address  
Including suburb and  
postcode

130 NELSON STREET CRANBOURNE EAST VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable) Single price  or range between  \$715,000 &  \$750,000

### Median sale price

Median price

\$718,000

Property type

House

Suburb

Cranbourne East

Period - From

01 JUL 2023

to

30 JUN 2024

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last twelve months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
4 HIBERNIA PLACE CRANBOURNE EAST VIC 3977	\$728,500	03/02/2024
58 MCEWAN DRIVE CRANBOURNE EAST VIC 3977	\$770,000	24/03/2024
23 STARLING STREET CRANBOURNE EAST VIC 3977	\$755,000	23/04/2024

This Statement of Information was prepared on: 16/07/24