

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

7 NEBULA LANE CRANBOURNE EAST VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Cranbourne East

Period-from

01 Mar 2022

to

28 Feb 2023

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 6 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

2 NEBULA LANE CRANBOURNE EAST VIC 3977	\$530,000	03-Feb-23
24 NUGGET WAY CRANBOURNE EAST VIC 3977	\$490,000	31-Jan-23
4 NEBULA LANE CRANBOURNE EAST VIC 3977	\$510,000	02-Feb-23

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 04 March 2023

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**2 NEBULA LANE CRANBOURNE
EAST VIC 3977**

 3  2  1

Sold Price

^{RS} **\$530,000** Sold Date **03-Feb-23**

Distance **0.03km**



**24 NUGGET WAY CRANBOURNE
EAST VIC 3977**

 3  2  1

Sold Price

\$490,000 Sold Date **31-Jan-23**

Distance **1.15km**



**4 NEBULA LANE CRANBOURNE
EAST VIC 3977**

 3  2  1

Sold Price

^{RS} **\$510,000** Sold Date **02-Feb-23**

Distance **0.02km**

RS = Recent sale

UN = Undisclosed Sale

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