

## 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

9 ELIBURN DRIVE CRANBOURNE EAST VIC 3977

### Indicative selling price

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

Single Price

or range  
between

\$749,000

&

\$799,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$657,500

Property type

House

Suburb

Cranbourne East

Period-from

01 Mar 2021

to

28 Feb 2022

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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 31 CHORUS WAY CRANBOURNE EAST VIC 3977     | \$830,000 | 11-Feb-22 |
| 76 MCEWAN DRIVE CRANBOURNE EAST VIC 3977   | \$830,000 | 03-Feb-22 |
| 9 ARTFIELD STREET CRANBOURNE EAST VIC 3977 | \$785,500 | 19-Sep-21 |

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: 10 March 2022

Casey Estate Agents

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**31 CHORUS WAY CRANBOURNE  
EAST VIC 3977**

Sold Price

RS

**\$830,000**

Sold Date

**11-Feb-22**


4



2



2

Distance

**0.9km**

**76 MCEWAN DRIVE CRANBOURNE  
EAST VIC 3977**

Sold Price

Sold Date

**03-Feb-22**


4

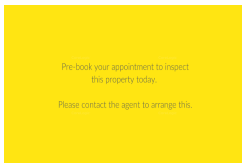


2



2

Distance

**0.9km**

**9 ARTFIELD STREET  
CRANBOURNE EAST VIC 3977**

Sold Price

**\$785,500**

Sold Date

**19-Sep-21**


4



2



2

Distance

**0.31km**

RS = Recent sale

UN = Undisclosed Sale

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