

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

Stunning 4-bedroom, 2-bathroom, 2 car space house
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

\$762,900

&

\$877,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,250

Property type

Other

Suburb

Cranbourne East

Period-from

01 Feb 2024

to

31 Jan 2025

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

7 BOURBON ROAD CRANBOURNE EAST VIC 3977	\$736,000	15-May-24
116 NELSON STREET CRANBOURNE EAST VIC 3977	\$700,000	11-Mar-24
28 SUNSTONE STREET CRANBOURNE EAST VIC 3977	\$725,000	18-Mar-24

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: 07 February 2025



**7 BOURBON ROAD CRANBOURNE
EAST VIC 3977**

4 2 2

Sold Price **\$736,000** Sold Date **15-May-24**

Distance **0.75km**



**116 NELSON STREET
CRANBOURNE EAST VIC 3977**

4 2 2

Sold Price **\$700,000** Sold Date **11-Mar-24**

Distance **0.79km**



**28 SUNSTONE STREET
CRANBOURNE EAST VIC 3977**

4 2 2

Sold Price **\$725,000** Sold Date **18-Mar-24**

Distance **0.92km**



**27 LINEHAM DRIVE CRANBOURNE
EAST VIC 3977**

4 2 2

Sold Price **\$693,000** Sold Date **05-Oct-24**

Distance **1.11km**

RS = Recent sale UN = Undisclosed Sale

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