

## 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

96 ELMSLIE 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

\$780,000

&

\$830,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$427,500

Property type

Land

Suburb

Cranbourne East

Period-from

01 Apr 2022

to

31 Mar 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

10 BIFERNO CRESCENT CRANBOURNE EAST VIC 3977	\$860,000	23-Nov-22
5 FIREBIRD STREET CRANBOURNE EAST VIC 3977	\$795,000	08-Nov-22
4 BUICK COURT CRANBOURNE EAST VIC 3977	\$656,500	24-Oct-22

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: 15 April 2023



**10 BIFERNO CRESCENT  
CRANBOURNE EAST VIC 3977**

5 2 2

Sold Price **\$860,000** Sold Date **23-Nov-22**

Distance **0.49km**



**5 FIREBIRD STREET CRANBOURNE  
EAST VIC 3977**

5 2 2

Sold Price **\$795,000** Sold Date **08-Nov-22**

Distance **1.77km**



**4 BUICK COURT CRANBOURNE  
EAST VIC 3977**

5 2 2

Sold Price **\$656,500** Sold Date **24-Oct-22**

Distance **1.53km**

RS = Recent sale

UN = Undisclosed Sale

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