

## 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

8 PEISLEY CRESCENT 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

\$770,000

&

\$830,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Feb 2022

to

31 Jan 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

|                                                |           |           |
|------------------------------------------------|-----------|-----------|
| 49 THUNDERBOLT DRIVE CRANBOURNE EAST VIC 3977  | \$815,000 | 16-Aug-22 |
| 36 THUNDERBOLT DRIVE CRANBOURNE EAST VIC 3977  | \$770,000 | 16-Nov-22 |
| 8 CLUB HOUSE CRESCENT CRANBOURNE EAST VIC 3977 | \$822,000 | 07-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: 07 February 2023

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**49 THUNDERBOLT DRIVE  
CRANBOURNE EAST VIC 3977**

4 2 2

Sold Price **\$815,000** Sold Date **16-Aug-22**

Distance **0.3km**



**36 THUNDERBOLT DRIVE  
CRANBOURNE EAST VIC 3977**

4 2 2

Sold Price **\$770,000** Sold Date **16-Nov-22**

Distance **0.45km**



**8 CLUB HOUSE CRESCENT  
CRANBOURNE EAST VIC 3977**

4 2 2

Sold Price **\$822,000** Sold Date **07-Oct-22**

Distance **2.01km**

RS = Recent sale      UN = Undisclosed Sale

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