

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 MOSSMAN DRIVE 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Aug 2022

to

31 Jul 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

11 TYNDALL STREET CRANBOURNE EAST VIC 3977	\$599,000	08-Jun-23
12 CANMORE STREET CRANBOURNE EAST VIC 3977	\$600,000	09-May-23
6 MOSSBANK ROAD CRANBOURNE EAST VIC 3977	\$608,000	04-Jul-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: 25 August 2023

Casey Estate Agents

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11 TYNDALL STREET CRANBOURNE EAST VIC 3977

Sold Price

\$599,000

Sold Date

08-Jun-23

3 2 1

Distance

0.13km

12 CANMORE STREET CRANBOURNE EAST VIC 3977

Sold Price

\$600,000

Sold Date

09-May-23

3 2 1

Distance

0.82km

6 MOSSBANK ROAD CRANBOURNE EAST VIC 3977

Sold Price

\$608,000

Sold Date

04-Jul-23

3 2 1

Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

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