

## 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

16 MOSSEY CRESCENT 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

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Feb 2023

to

31 Jan 2024

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

3 CRITERION WAY CRANBOURNE EAST VIC 3977	\$635,000	09-Feb-24
9 BOONWURRUNG STREET CRANBOURNE EAST VIC 3977	\$600,000	11-Sep-23
9 BOWLER AVENUE CLYDE VIC 3978	\$650,000	26-Dec-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: 20 February 2024

# AREASPECIALIST

Stacey Woodfield

M 0403503524

E staceyw@areaspecialist.com.au



## 3 CRITERION WAY CRANBOURNE EAST VIC 3977

 3  2  2

Sold Price

<sup>RS</sup>

**\$635,000**

Sold Date **09-Feb-24**

Distance **0.77km**



## 9 BOONWURRUNG STREET CRANBOURNE EAST VIC 3977

 3  2  2

Sold Price

**\$600,000**

Sold Date **11-Sep-23**

Distance **0.23km**



## 9 BOWLER AVENUE CLYDE VIC 3978

 3  2  2

Sold Price

**\$650,000**

Sold Date **26-Dec-23**

Distance **1.64km**

RS = Recent sale

UN = Undisclosed Sale

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