

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

9 METEORITE WAY 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

\$800,000

&

\$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$713,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Jan 2023

to

31 Dec 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

6 BASSET STREET CRANBOURNE EAST VIC 3977	\$862,000	16-Oct-23
150 NELSON STREET CRANBOURNE EAST VIC 3977	\$870,000	20-Jul-23
22 ELIBURN DRIVE CRANBOURNE EAST VIC 3977	\$851,000	11-Nov-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: 18 January 2024

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6 BASSET STREET CRANBOURNE EAST VIC 3977

4 2 2

Sold Price **\$862,000** Sold Date **16-Oct-23**

Distance **0.25km**



150 NELSON STREET CRANBOURNE EAST VIC 3977

4 2 2

Sold Price **\$870,000** Sold Date **20-Jul-23**

Distance **1.37km**



22 ELIBURN DRIVE CRANBOURNE EAST VIC 3977

4 2 2

Sold Price ^{RS} **\$851,000** Sold Date **11-Nov-23**

Distance **1.92km**

RS = Recent sale UN = Undisclosed Sale

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