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	18 MOONSTONE CRESCENT 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	$570,000	&	$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$716,750	Property type	House	Suburb	Cranbourne East
Period-from	01 Sep 2023	to	31 Aug 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
1 METEORITE WAY CRANBOURNE EAST VIC 3977	$620,000	17-Jul-24
7 BRITTLE GUM ROAD CRANBOURNE EAST VIC 3977	$592,000	17-Sep-24
8 PRENDERGAST AVENUE CRANBOURNE EAST VIC 3977	$612,000	08-Aug-24

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 September 2024

OBrien Real Estate

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1 METEORITE WAY CRANBOURNE EAST VIC 3977

3 2 2

Sold Price **$620,000** Sold Date **17-Jul-24**

Distance **0.24km**



7 BRITTLE GUM ROAD CRANBOURNE EAST VIC 3977

3 1 1

Sold Price RS **$592,000** Sold Date **17-Sep-24**

Distance **1.07km**



8 PRENDERGAST AVENUE CRANBOURNE EAST VIC 3977

3 2 1

Sold Price RS **$612,000** UN Sold Date **08-Aug-24**

Distance **1.94km**

RS = Recent sale **UN** = Undisclosed Sale

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