

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 LANTHORN 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Dec 2022

to

30 Nov 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

117B ELMSLIE DRIVE CRANBOURNE EAST VIC 3977	\$550,500	03-Sep-23
2 EASTER WAY CRANBOURNE EAST VIC 3977	\$580,000	17-Sep-23
18E SCOTT STREET CRANBOURNE VIC 3977	\$562,000	15-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.~~

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OBrien Real Estate

Andrew Athanasiou

P 03 5995 0500

M 0421 252 344

E andrew.a@obrienrealestate.com.au



117B ELMSLIE DRIVE CRANBOURNE Sold Price
EAST VIC 3977

3 2 1

\$550,500 Sold Date **03-Sep-23**

Distance **0.43km**



2 EASTER WAY CRANBOURNE
EAST VIC 3977

3 2 1

Sold Price ^{RS} **\$580,000** ^{UN} Sold Date **17-Sep-23**

Distance **0.5km**



18E SCOTT STREET CRANBOURNE Sold Price
VIC 3977

3 2 1

Sold Price ^{RS} **\$562,000** ^{UN} Sold Date **15-Nov-23**

Distance **2.01km**

RS = Recent sale

UN = Undisclosed Sale

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