



STATEMENT OF INFORMATION

Prepared on 28th July 2017

House Offered for Sale

8 Mossman Drive, Cranbourne East



Indicative Selling Price

\$395,000—\$415,000

Median Sale Price of houses in Cranbourne East from Jan 2017—July 2017

\$472,758

Comparable Sales

These are the 3 properties sold within 5 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be the most comparable to the property



16 Greenway Tce Cranbourne East

Sold Price \$405,000



Sold Date 3rd April 2017



7 Saltram Crt Cranbourne East

Sold Price \$410,000



Sold Date 23rd March 2017



50 Tyndall St Cranbourne East

Sold Price \$460,000



Sold Date 23rd May 2017

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