

# Market Report Cranbourne East

- Hunt Club, Cascades, Brindalee -



Jo Mooney  
Licensed Estate Agent  
0407 344 011  
[jo@jrealty.com.au](mailto:jo@jrealty.com.au)

Adam Brown  
Sales Consultant  
0404 053 437  
[adam@jrealty.com.au](mailto:adam@jrealty.com.au)



## Sold Properties



### 11 Aquitane Drive Cranbourne East VIC 3977

Sale Price: Not Disclosed

Sale Date: 13 Apr 2022

Area: 680m2 Approx

Eq. Building Area: 290.0m2

Attributes: 5 Beds, 2 Baths, 2 Car Spaces



### 8 Ardent Crescent Cranbourne East VIC 3977

Sale Price: \$730,000

Sale Date: 21 Apr 2022

Area: 494m2 Approx

Eq. Building Area: 156.0m2

Attributes: 3 Beds, 2 Baths, 2 Car Spaces



### 21 Birdwell Drive Cranbourne East VIC 3977

Sale Price: \$730,000

Sale Date: 4 Apr 2022

Area: 400m2 Approx

Eq. Building Area: 205.0m2

Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages



### 6 Blackledge Drive Cranbourne East VIC 3977

Sale Price: \$750,000

Sale Date: 4 Apr 2022

Area: 450m2 Approx

Eq. Building Area: 23.0m2

Attributes: 4 Beds, 2 Baths, 3 Car Spaces, 2 Lock Up Garages, 1 Ensuites



### 43 Bradford Drive Cranbourne East VIC 3977

Sale Price: \$667,000

Sale Date: 4 Apr 2022

Area: 441m2 Approx

Eq. Building Area: 148.0m2

Attributes: 3 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuites



**13 Carnavon Street Cranbourne East VIC 3977**

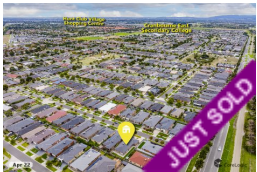
Sale Price: Not Disclosed

Sale Date: 25 Apr 2022

Area: 612m2 Approx

Eq. Building Area: 204.0m2

Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuites



**28 Challenger Circuit Cranbourne East VIC 3977**

Sale Price: \$731,000

Sale Date: 29 Apr 2022

Area: 448m2 Approx

Eq. Building Area: 176.0m2

Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuites



**24 Duce Street Cranbourne East VIC 3977**

Sale Price: \$962,500

Sale Date: 6 Apr 2022

Area: 750m2 Approx

Eq. Building Area: 249.0m2

Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages



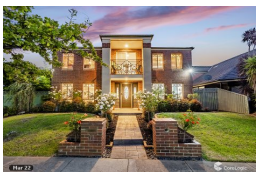
**42 Goulburn Street Cranbourne East VIC 3977**

Sale Price: \$805,000

Sale Date: 5 Apr 2022

Area: 567m2 Approx

Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages



**11 Hunt Club Boulevard Cranbourne East VIC 3977**

Sale Price: \$903,000

Sale Date: 6 Apr 2022

Area: 500m2 Approx

Eq. Building Area: 267.0m2

Attributes: 5 Beds, 2 Baths, 2 Car Spaces



**92 Linsell Boulevard Cranbourne East VIC 3977**

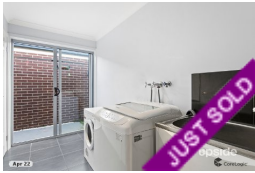
Sale Price: Not Disclosed

Sale Date: 4 Apr 2022

Area: 582m2 Approx

Eq. Building Area: 194.0m2

Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuites



**40 Parklink Drive Cranbourne East VIC 3977**

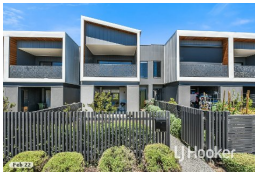
Sale Price: \$613,000

Sale Date: 27 Apr 2022

Area: 319m2 Approx

Eq. Building Area: 153.0m2

Attributes: 3 Beds, 2 Baths, 2 Car Spaces, 1 Ensuites



**40 Spirit Boulevard Cranbourne East VIC 3977**

Sale Price: \$572,000

Sale Date: 8 Apr 2022

Area: 128m2 Approx

Attributes: 3 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages



**29 Staunton Walk Cranbourne East VIC 3977**

Sale Price: \$595,000

Sale Date: 20 Apr 2022

Area: 336m2 Approx

Attributes: 3 Beds, 2 Baths, 1 Car Spaces, 1 Ensuites



**11 Fenix Way Clyde North VIC 3978**

Sale Price: \$585,000

Sale Date: 28 Apr 2022

Area: 237m2 Approx

Attributes: 3 Beds, 2 Baths, 1 Car Spaces, 1 Ensuites

## Summary

### Summary Sales History

	Quantity	Lowest Sale	Highest	Median	Average	Total Value
*EXCLUDED	3					
HOUSE	11	\$572,000	\$962,500	\$730,000	\$731,681	\$8,048,500
UNIT	1	\$595,000	\$595,000	\$595,000	\$595,000	\$595,000
<b>TOTAL</b>	<b>15</b>					<b>\$8,643,500</b>

### Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		3				
HOUSE	3 Bed	5	\$572,000	\$730,000	\$613,000	\$633,400
	4 Bed	5	\$730,000	\$962,500	\$750,000	\$795,700
	5+ Bed	1	\$903,000	\$903,000	\$903,000	\$903,000
UNIT	3 Bed	1	\$595,000	\$595,000	\$595,000	\$595,000
<b>TOTAL</b>		<b>15</b>				<b>\$576,233</b>

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