

## 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

4 DUSKY BELLS DRIVE CRANBOURNE WEST VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$789,000

&

\$839,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Apr 2022

to

31 Mar 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

|   |           |           |
|---|-----------|-----------|
| 1 ZEUS AVENUE CRANBOURNE WEST VIC 3977    | \$885,000 | 24-Apr-23 |
| 28 PEGASUS ROAD CRANBOURNE WEST VIC 3977  | \$850,000 | 16-Dec-22 |
| 33 EROS CRESCENT CRANBOURNE WEST VIC 3977 | \$835,000 | 17-Dec-22 |

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: 24 April 2023

Harpreet Kaur

M 0481314949

E harpreet.kaur@cranbourne.rh.com.au



## 1 ZEUS AVENUE CRANBOURNE WEST VIC 3977

Sold Price

RS

**\$885,000**

Sold Date

**24-Apr-23**



4



2



2

Distance

**1.19km**



## 28 PEGASUS ROAD CRANBOURNE WEST VIC 3977

Sold Price

**\$850,000**

Sold Date

**16-Dec-22**



4



2



2

Distance

**1.33km**



## 33 EROS CRESCENT CRANBOURNE WEST VIC 3977

Sold Price

**\$835,000**

Sold Date

**17-Dec-22**



4



2



2

Distance

**1.49km**

RS = Recent sale

UN = Undisclosed Sale

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