

## 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

10 DALMATIAN STREET CRANBOURNE EAST 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

\$729,000

&

\$779,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$722,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Oct 2023

to

30 Sep 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

12 VIZSLA STREET CRANBOURNE EAST VIC 3977	\$747,000	11-Oct-24
178 MORISON ROAD CLYDE VIC 3978	\$735,000	26-Jun-24
9 SHIELS STREET CRANBOURNE EAST VIC 3977	\$745,000	30-Jun-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: 03 October 2024



**12 VIZSLA STREET CRANBOURNE  
EAST VIC 3977**

4 2 2

Sold Price

<sup>RS</sup>

**\$747,000**

Sold Date

**11-Oct-24**

Distance

**0.27km**



**178 MORISON ROAD CLYDE VIC  
3978**

4 2 2

Sold Price

**\$735,000**

Sold Date

**26-Jun-24**

Distance

**0.34km**



**9 SHIELS STREET CRANBOURNE  
EAST VIC 3977**

4 2 2

Sold Price

**\$745,000**

Sold Date

**30-Jun-24**

Distance

**1.46km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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