

## 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

11 Dartmoor Drive Cranbourne East VIC 3977

### Indicative selling price

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

Single Price

or range  
between

\$600,000

&

\$655,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Sep 2020

to

31 Aug 2021

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

7 Talara Court Cranbourne VIC 3977	\$655,000	20-Aug-21
4 Spirit Boulevard Cranbourne East VIC 3977	\$650,000	31-Mar-21
3 Villager Street Cranbourne East VIC 3977	\$670,000	24-Jun-21

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 September 2021



## OBrien Real Estate

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### 7 Talara Court Cranbourne VIC 3977

Sold Price

<sup>RS</sup>

**\$655,000**

Sold Date

**20-Aug-21**

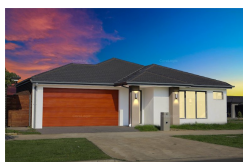
3

2

4

Distance

**0.47km**



### 4 Spirit Boulevard Cranbourne East VIC 3977

Sold Price

**\$650,000**

Sold Date

**31-Mar-21**

4

2

2

Distance

**0.4km**



### 3 Villager Street Cranbourne East VIC 3977

Sold Price

**\$670,000**

Sold Date

**24-Jun-21**

4

2

2

Distance

**0.37km**



### 2 Barham Way Cranbourne East VIC 3977

Sold Price

<sup>RS</sup>

**\$620,000**

Sold Date

**17-Aug-21**

3

2

2

Distance

**0.31km**



### 6 Chatham Close Cranbourne East VIC 3977

Sold Price

<sup>RS</sup>

**\$650,000**

Sold Date

**26-Jul-21**

4

2

2

Distance

**0.23km**

RS = Recent sale

UN = Undisclosed Sale

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