

## 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

18 DARTNELL STREET 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

\$680,000

&

\$745,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$710,627

Property type

House

Suburb

Cranbourne East

Period-from

01 Oct 2021

to

30 Sep 2022

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

8 MURRAYFIELD STREET CRANBOURNE EAST VIC 3977	\$745,000	07-Aug-22
65 BRADFORD DRIVE CRANBOURNE EAST VIC 3977	\$732,000	28-Sep-22
4 HAMMERSMITH WAY CRANBOURNE EAST VIC 3977	\$775,000	13-Oct-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: 18 October 2022

	<b>8 MURRAYFIELD STREET CRANBOURNE EAST VIC 3977</b>	Sold Price	<b>\$745,000</b>	Sold Date <b>07-Aug-22</b>
	 4  2  2			Distance <b>0.91km</b>
	<b>65 BRADFORD DRIVE CRANBOURNE EAST VIC 3977</b>	Sold Price	<sup>RS</sup> <b>\$732,000</b>	Sold Date <b>28-Sep-22</b>
	 4  2  2			Distance <b>1.96km</b>
	<b>4 HAMMERSMITH WAY CRANBOURNE EAST VIC 3977</b>	Sold Price	<sup>RS</sup> <b>\$775,000</b>	Sold Date <b>13-Oct-22</b>
	 5  2  2			Distance <b>0.73km</b>

RS = Recent sale

UN = Undisclosed Sale

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