

## 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

24 DARTMOOR DRIVE 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

\$650,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Oct 2022

to

30 Sep 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

4 ROEBOURNE MEWS CRANBOURNE EAST VIC 3977	\$700,000	27-Sep-23
2 PILMER PLACE CRANBOURNE EAST VIC 3977	\$714,000	01-Sep-23
6 HECTOR DRIVE CRANBOURNE VIC 3977	\$730,000	12-Aug-23

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: 09 October 2023



**4 ROEBOURNE MEWS  
CRANBOURNE EAST VIC 3977**

 4  2  2

Sold Price

<sup>RS</sup> **\$700,000**

Sold Date **27-Sep-23**

Distance **0.63km**



**2 PILMER PLACE CRANBOURNE  
EAST VIC 3977**

 4  2  2

Sold Price

<sup>RS</sup> **\$714,000**

Sold Date **01-Sep-23**

Distance **1.13km**



**6 HECTOR DRIVE CRANBOURNE  
VIC 3977**

 4  2  2

Sold Price

<sup>RS</sup> **\$730,000**

Sold Date **12-Aug-23**

Distance **0.9km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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