

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 Dearing Avenue, Cranbourne, VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range	\$659,000	&	\$699,000
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Median sale price

Median price	\$665,000	Property Type	House	Suburb	Cranbourne (3977)
Period - From	01/08/2023	to	31/07/2024	Source	PropTrack

Comparable property sales

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 six months.
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This Statement of Information was prepared on:	25/08/2024
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