

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

27 Dash Drive Cranbourne East VIC 3977

Indicative selling price

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

Single Price

or range
between

\$550,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

*House

X

*Unit

Suburb

Cranbourne East

Period-from

01 Dec 2017

to

30 Nov 2018

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 six 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

25 Avalon Crescent Cranbourne East VIC 3977	\$582,000	14-Aug-18
12 Gabitt Street Cranbourne East VIC 3977	\$573,000	22-Oct-18
63 Brocker Street Clyde North VIC 3978	\$570,000	26-Sep-18

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 six months.~~

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25 Avalon Crescent Cranbourne East VIC 3977

Sold Price

\$582,000

Sold Date

14-Aug-18

3

2

2

Distance

1km

Notes from your agent

Land Area: 420 SQM

Building Area: 162.63 SQM

Year Built: 2008



12 Gabitt Street Cranbourne East VIC 3977

Sold Price

\$573,000

Sold Date

22-Oct-18

4

2

2

Distance

1.24km

Notes from your agent

Building Area: 161 SQM Year Built: 2012



63 Broker Street Clyde North VIC 3978

Sold Price

\$570,000

Sold Date

26-Sep-18

3

2

2

Distance

1.73km

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