

## 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

32 FLASH DAN 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

\$710,000

&

\$760,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$666,075

Property type

House

Suburb

Cranbourne East

Period-from

01 May 2021

to

30 Apr 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 WESTWOOD ROAD CRANBOURNE EAST VIC 3977	\$740,000	13-Dec-21
36 THUNDERBOLT DRIVE CRANBOURNE EAST VIC 3977	\$780,000	30-Oct-21
8 HAWKESEYE WAY CRANBOURNE EAST VIC 3977	\$749,999	18-Oct-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: 11 May 2022



**8 WESTWOOD ROAD  
CRANBOURNE EAST VIC 3977**

 3  2  3

Sold Price **\$740,000** Sold Date **13-Dec-21**

Distance **0.09km**



**36 THUNDERBOLT DRIVE  
CRANBOURNE EAST VIC 3977**

 3  2  2

Sold Price **\$780,000** Sold Date **30-Oct-21**

Distance **0.12km**



**8 HAWKESEYE WAY  
CRANBOURNE EAST VIC 3977**

 3  2  2

Sold Price **\$749,999** Sold Date **18-Oct-21**

Distance **0.18km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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