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REAL ESTATE

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STATEMENT OF INFORMATION

30 DARTMOOR DRIVE, CRANBOURNE EAST, VIC 3977

PREPARED BY JOHN LAURETTA, FINNING FIRST NATIONAL

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode

30 DARTMOOR DRIVE, CRANBOURNE EAST, VIC 3977

Indicative selling price

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

Price Range:

\$630,000 to \$650,000

Median sale price

Median price

\$660,000

Property type

House

Suburb

CRANBOURNE
EAST

Period

01 January 2021 to 31 December
2021

Source


pricfinder

Comparable property sales

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

14 KIRWAN DR, CRANBOURNE EAST, VIC 3977	*\$665,000	14/12/2021
7 WALTHAM MEWS, CRANBOURNE EAST, VIC 3977	\$651,000	27/09/2021
49 PEPPERBUSH CCT, CRANBOURNE, VIC 3977	\$660,000	23/09/2021

This Statement of Information was prepared on:

20/01/2022