



## STATEMENT OF INFORMATION

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### HOUSE Offered for Sale

2 Dartmoor Drive Cranbourne East VIC 3977

 4  2  2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$500,000 & \$550,000

### Median Sale Price

\$566,000 Houses in Cranbourne east between Jul 2017 - Jun 2018

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 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.



**6 Cambridge Close Cranbourne East VIC 3977**

 3  2  2

Sold Price **\$510,000** Sold Date **11-Jul-18**

Distance **0.22km**



**16 Dunlavin Way Cranbourne East VIC 3977**

 3  2  2

Sold Price **\$550,000** Sold Date **24-Jul-18**

Distance **0.7km**



**8 Oak Post Place Cranbourne East VIC 3977**

 3  2  2

Sold Price **\$541,050** Sold Date **12-Jun-18**

Distance **0.77km**

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