

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

10 DIXON GROVE CRANBOURNE WEST 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

\$599,000

&

\$658,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$676,250

Property type

House

Suburb

Cranbourne West

Period-from

01 Nov 2021

to

31 Oct 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

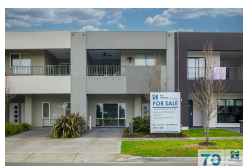
9 FERGUS LANE CRANBOURNE WEST VIC 3977	\$669,500	02-Sep-22
76 HAYTON PARK BOULEVARD CRANBOURNE WEST VIC 3977	\$635,000	10-May-22
5 POWELL WAY CRANBOURNE WEST VIC 3977	\$677,000	08-Jun-22

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: 10 November 2022

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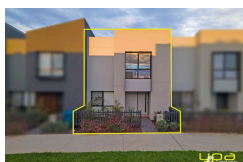


**9 FERGUS LANE CRANBOURNE
WEST VIC 3977**

4 3 4

Sold Price **\$669,500** Sold Date **02-Sep-22**

Distance **0.95km**

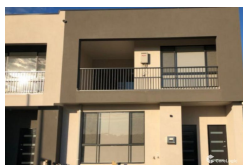


**76 HAYTON PARK BOULEVARD
CRANBOURNE WEST VIC 3977**

4 2 2

Sold Price **\$635,000** Sold Date **10-May-22**

Distance **1.46km**



**5 POWELL WAY CRANBOURNE
WEST VIC 3977**

3 3 -

Sold Price **\$677,000** Sold Date **08-Jun-22**

Distance **0.9km**

RS = Recent sale UN = Undisclosed Sale

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