

Statement of Information

Single residential property located in the Melbourne metropolitan area

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

PASCAL WAY, CRANBOURNE SOUTH, VIC 3977

Indicative selling price

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

Price Range:

\$495,000 to \$544,000

Median sale price

Median price

\$827,000

Property type

Vacant Land


Suburb

CRANBOURNE SOUTH

Period

01 January 2024 to 30 June 2024

Source



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
10 AVIARA WALK, CRANBOURNE, VIC 3977	\$535,000	02/03/2024
6 PEBBLEBEACH PATH, CRANBOURNE, VIC 3977	\$542,500	18/04/2024
18 LUMEAH DR, CRANBOURNE WEST, VIC 3977	**\$520,000	16/08/2024

This Statement of Information was prepared on:

29/08/2024