

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

6 DORIEMUS STREET CRANBOURNE EAST 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Jun 2023

to

31 May 2024

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

2 MARE CLOSE CRANBOURNE EAST VIC 3977	\$660,000	17-Jun-24
7 REDMILL TERRACE CRANBOURNE EAST VIC 3977	\$645,000	10-Jan-24
113 BOURBON ROAD CRANBOURNE EAST VIC 3977	\$675,000	17-Jan-24

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: 23 June 2024



2 MARE CLOSE CRANBOURNE EAST VIC 3977

4 2 2

Sold Price ^{RS} **\$660,000** ^{UN} Sold Date **17-Jun-24**

Distance **0.25km**



7 REDMILL TERRACE CRANBOURNE EAST VIC 3977

4 2 1

Sold Price **\$645,000** Sold Date **10-Jan-24**

Distance **0.43km**



113 BOURBON ROAD CRANBOURNE EAST VIC 3977

4 2 1

Sold Price **\$675,000** Sold Date **17-Jan-24**

Distance **0.53km**

RS = Recent sale

UN = Undisclosed Sale

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