

# 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 40 Dartmoor Drive, Cranbourne East, VIC 3977

### Indicative selling price

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

Price Range

\$585,000

&

\$635,000

### Median sale price

Median price

\$711,500

Property Type

House

Suburb

Cranbourne East (3977)

Period - From

01/04/2022

to

31/03/2023

Source

pricefinder

### Comparable property sales

A 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
45 DARTMOOR DRIVE, CRANBOURNE EAST VIC 3977	\$610,000	04/07/2022
3 HOWQUA PLACE, CRANBOURNE VIC 3977	\$620,000	26/09/2022
27 DARTMOOR DRIVE, CRANBOURNE EAST VIC 3977	\$625,000	29/01/2023

This Statement of Information was prepared on: 21/04/2023