

## 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

21 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) (\*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

\$657,500

Property type

House

Suburb

Cranbourne East

Period-from

01 Mar 2021

to

28 Feb 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

7 Connor Mews Cranbourne East VIC 3977	\$678,000	08-Nov-21
8 Oak Post Place Cranbourne East VIC 3977	\$680,000	22-Nov-21
21 Maddock Drive Cranbourne East VIC 3977	\$667,000	30-Sep-21

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.~~

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**7 Connor Mews Cranbourne East  
VIC 3977**

3 2 2

Sold Price

**\$678,000**

Sold Date

**08-Nov-21**

Distance

**0.39km**



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

3 2 2

Sold Price

**\$680,000**

Sold Date

**22-Nov-21**

Distance

**0.93km**



**21 Maddock Drive Cranbourne East  
VIC 3977**

3 2 2

Sold Price

**\$667,000**

Sold Date

**30-Sep-21**

Distance

**1.88km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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