



STATEMENT OF INFORMATION

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HOUSE Offered for Sale

3 Dusky Bells Drive Cranbourne West VIC 3977

4 2 2

Indicative Selling Price

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

Range between \$730,000 & \$800,000

Median Sale Price

\$510,000 Houses in Cranbourne west between Apr 2017 - Mar 2018

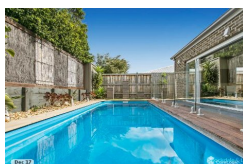
Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



31 Merritt Avenue Cranbourne West VIC 3977	Sold Price	\$795,000	Sold Date	17-Mar-18
4 2 3			Distance	0.38km



16 Crepe Avenue Cranbourne West VIC 3977	Sold Price	\$710,000	Sold Date	01-Jan-18
3 2 2			Distance	0.21km



1 Pandora Drive Cranbourne West VIC 3977	Sold Price	\$691,000	Sold Date	04-Dec-17
4 2 2			Distance	1.1km

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