

## 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

27 DARTMOOR DRIVE CRANBOURNE EAST VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$620,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Jan 2022

to

31 Dec 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

|   |           |           |
|---|-----------|-----------|
| 42 SCOTSDALE DRIVE CRANBOURNE EAST VIC 3977       | \$730,000 | 06-Dec-22 |
| 5 GREENOCK CRESCENT CRANBOURNE EAST VIC 3977      | \$755,000 | 07-Aug-22 |
| 11 BUSHRANGER BOULEVARDE CRANBOURNE EAST VIC 3977 | \$717,500 | 27-Oct-22 |

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: 16 January 2023



**42 SCOTSDALE DRIVE  
CRANBOURNE EAST VIC 3977**

3 2 2

Sold Price <sup>RS</sup> **\$730,000** <sup>UN</sup> Sold Date **06-Dec-22**

Distance **0.9km**



**5 GREENOCK CRESCENT  
CRANBOURNE EAST VIC 3977**

3 2 3

Sold Price **\$755,000** Sold Date **07-Aug-22**

Distance **1.07km**



**11 BUSHRANGER BOULEVARDE  
CRANBOURNE EAST VIC 3977**

3 2 2

Sold Price **\$717,500** Sold Date **27-Oct-22**

Distance **1.67km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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