

## 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

18 BALES ROAD 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

\$680,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$718,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Jul 2023

to

30 Jun 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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 23 BOTANY WAY CRANBOURNE EAST VIC 3977      | \$715,000 | 12-Jan-24 |
| 17 PITFIELD AVENUE CRANBOURNE EAST VIC 3977 | \$720,000 | 27-May-24 |
| 100 DARTMOOR DRIVE CRANBOURNE EAST VIC 3977 | \$738,000 | 24-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: 10 July 2024

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**23 BOTANY WAY CRANBOURNE  
EAST VIC 3977**

 4  2  2

Sold Price **\$715,000** Sold Date **12-Jan-24**

Distance **0.31km**



**17 PITFIELD AVENUE  
CRANBOURNE EAST VIC 3977**

 4  2  2

Sold Price <sup>RS</sup> **\$720,000** <sup>UN</sup> Sold Date **27-May-24**

Distance **0.03km**



**100 DARTMOOR DRIVE  
CRANBOURNE EAST VIC 3977**

 4  2  2

Sold Price **\$738,000** Sold Date **24-Jan-24**

Distance **0.4km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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