

## 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

33 PITFIELD AVENUE 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

\$1,039,000

&

\$1,099,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Mar 2024

to

28 Feb 2025

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

31 DASH DRIVE CRANBOURNE EAST VIC 3977

\$1,015,000

06-Dec-24

24 QUATTRO AVENUE CRANBOURNE EAST VIC 3977

\$1,100,000

17-Nov-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: 24 March 2025



## 31 DASH DRIVE CRANBOURNE EAST VIC 3977

 4  3  2

Sold Price

**\$1,015,000**

Sold Date **06-Dec-24**

Distance

**1.13km**



## 24 QUATTRO AVENUE CRANBOURNE EAST VIC 3977

 6  4  2

Sold Price

**\$1,100,000**

Sold Date **17-Nov-24**

Distance

**3.29km**

RS = Recent sale

UN = Undisclosed Sale

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