

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

4 DICKENS STREET CRANBOURNE WEST VIC 3977

Indicative selling price

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

Single Price

or range
between

\$899,000

&

\$988,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Apr 2024

to

31 Mar 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

6 WATFORD AVENUE CRANBOURNE WEST VIC 3977	\$865,000	28-Apr-25
4 QUEENSBERRY STREET CRANBOURNE WEST VIC 3977	\$935,000	29-Jan-25

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: 29 April 2025



**6 WATFORD AVENUE
CRANBOURNE WEST VIC 3977**

 4  2  2

Sold Price

^{RS}

\$865,000

Sold Date

28-Apr-25

Distance

0.25km



**4 QUEENSBERRY STREET
CRANBOURNE WEST VIC 3977**

 4  2  2

Sold Price

\$935,000

Sold Date

29-Jan-25

Distance

0.27km

RS = Recent sale

UN = Undisclosed Sale

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