



Dream Property Solutions Pty. Ltd. T/A Dream Property Solutions Pty. Ltd.
16 Arnold Drive Scoresby VIC 3179

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STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Cranbourne East, Vic 3977

Including suburb and
postcode

Address at Request

Indicative selling price

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

Single Price \$ 725,000

Median sale price

Median price \$720000 Property Type House Suburb Cranbourne East

Period - From 03/09/2024 to 03/09/2025 Source Price Finder

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 six 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 |
|---|----------|--------------|
| 1 2 ANICE STREET CRANBIURNE EAST, VIC 3977 | \$722000 | 01/11/2024 |
| 2 46 ADRIAN STREET, CRANBOURNE EAST, VIC 3977 | \$751000 | 15/08/2025 |
| 3 21 ROYALOK CRESCENT CRANBOURNE EAST 3977 | 730000 | 07/07/2025 |

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 six months.~~

This Statement of Information was prepared on: 03/09/2025