

## 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

2 KIRWAN DRIVE CRANBOURNE EAST VIC 3977

### Indicative selling price

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

Single Price

or range  
between

\$640,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$663,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Apr 2021

to

31 Mar 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

7 CONNOR MEWS CRANBOURNE EAST VIC 3977	\$678,000	08-Nov-21
61 DARTMOOR DRIVE CRANBOURNE EAST VIC 3977	\$624,500	26-Nov-21
7 WALTHAM MEWS CRANBOURNE EAST VIC 3977	\$651,000	27-Sep-21

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: 12 April 2022



**7 CONNOR MEWS CRANBOURNE  
EAST VIC 3977**

 3  2  2

Sold Price

**\$678,000**

Sold Date

**08-Nov-21**

Distance

**0.24km**



**61 DARTMOOR DRIVE  
CRANBOURNE EAST VIC 3977**

 3  2  1

Sold Price

**\$624,500**

Sold Date

**26-Nov-21**

Distance

**0.14km**



**7 WALTHAM MEWS CRANBOURNE  
EAST VIC 3977**

 3  2  2

Sold Price

**\$651,000**

Sold Date

**27-Sep-21**

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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