

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

39 DEWHURST CIRCUIT CRANBOURNE EAST 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

\$660,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Jan 2024

to

31 Dec 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

20 PARKHURST DRIVE CRANBOURNE EAST VIC 3977	\$700,000	27-Feb-24
23 PASADENA BOULEVARD CLYDE VIC 3978	\$650,000	29-Jan-24
57 ATHLETIC CIRCUIT CLYDE VIC 3978	\$685,000	17-Sep-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.~~

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**20 PARKHURST DRIVE
CRANBOURNE EAST VIC 3977**

3 2 1

Sold Price **\$700,000** Sold Date **27-Feb-24**

Distance **1.55km**



**23 PASADENA BOULEVARD
CLYDE VIC 3978**

3 2 1

Sold Price **\$650,000** Sold Date **29-Jan-24**

Distance **1.83km**



**57 ATHLETIC CIRCUIT CLYDE VIC
3978**

3 2 1

Sold Price **\$685,000** Sold Date **17-Sep-24**

Distance **1.39km**

RS = Recent sale UN = Undisclosed Sale

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