

## 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

31 EROS CRESCENT CRANBOURNE WEST 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

\$849,000

&

\$929,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Oct 2023

to

30 Sep 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

21 PANDORA DRIVE CRANBOURNE WEST VIC 3977	\$940,000	09-May-24
28 PEGASUS ROAD CRANBOURNE WEST VIC 3977	\$860,000	01-Oct-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 October 2024



**21 PANDORA DRIVE CRANBOURNE** Sold Price  
**WEST VIC 3977**

 4  2  2

**\$940,000** Sold Date **09-May-24**

Distance **0.64km**



**28 PEGASUS ROAD CRANBOURNE** Sold Price  
**WEST VIC 3977**

 4  2  2

<sup>RS</sup> **\$860,000** Sold Date **01-Oct-24**

Distance **0.69km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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