

## 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

11 FLASH DAN 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

\$780,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$675,000

Property type

House

Suburb

Cranbourne East

Period-from

01 May 2021

to

30 Apr 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

3 VANE STREET CRANBOURNE EAST VIC 3977	\$850,000	17-Mar-22
42 GOULBURN STREET CRANBOURNE EAST VIC 3977	\$805,000	05-Apr-22
68 BROCKER STREET CLYDE NORTH VIC 3978	\$810,000	12-Apr-22

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: 18 May 2022



## OBrien Real Estate

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### 3 VANE STREET CRANBOURNE EAST VIC 3977

4 2 2

Sold Price

<sup>RS</sup> **\$850,000** Sold Date **17-Mar-22**

Distance **0.36km**



### 42 GOULBURN STREET CRANBOURNE EAST VIC 3977

4 2 2

Sold Price

<sup>RS</sup> **\$805,000** Sold Date **05-Apr-22**

Distance **0.51km**



### 68 BROCKER STREET CLYDE NORTH VIC 3978

4 2 2

Sold Price

<sup>RS</sup> **\$810,000** Sold Date **12-Apr-22**

Distance **0.76km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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