



OBrien Real Estate

Mina Saad

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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  
Including suburb and  
postcode

8 Bronhill Court Cranbourne West 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

\$470,000

&

\$490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

\*House

X

\*Unit

Suburb

Cranbourne West

Period-from

01 Sep 2018

to

31 Aug 2019

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

19 Jaye Place Cranbourne West VIC 3977	\$520,000	24-Nov-18
34 Linda Drive Cranbourne West VIC 3977	\$515,000	18-Dec-18
4 Hazelmere Avenue Cranbourne West VIC 3977	\$495,000	21-Apr-19

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: 10 September 2019

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**19 Jaye Place Cranbourne West VIC 3977**

Sold Price

**\$520,000**

Sold Date

**24-Nov-18**

4 2 2

Distance

**0.24km**



**34 Linda Drive Cranbourne West VIC 3977**

Sold Price

**\$515,000**

Sold Date

**18-Dec-18**

4 2 2

Distance

**0.53km**



**4 Hazelmere Avenue Cranbourne West VIC 3977**

Sold Price

**\$495,000**

Sold Date

**21-Apr-19**

4 2 1

Distance

**1.29km**

RS = Recent sale

UN = Undisclosed Sale

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