

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

61 SCOTSDALE DRIVE, 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)

Range between

\$580,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$560,500

*House

X

Suburb
or locality

CRANBOURNE EAST

Period - From

JUNE 2017

to

MAY 2018

Source

CORELOGIC

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
1. 47 Scotsdale Drive Cranbourne East VIC 3977	\$600,000	21-Mar-18
2. 11 Cardiff Grove Cranbourne East VIC 3977	\$613,870	01-Mar-18
3. 39 Bradford Drive Cranbourne East VIC 3977	\$600,000	22-Jan-18



OBrien Real Estate