

# 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 **9 Oates Court, Cranbourne North 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)

Range between **\$560,000** & **\$610,000**

### Median sale price

Median price **\$533,000** \*House ☒ Suburb **Cranbourne North**

Period - From **April 2017** to **March 2018** Source **CoreLogic**

### Comparable property sales

**A** These are the three properties sold within two kilometres of the property for sale in the last six 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	6 Sagan Drive Cranbourne North VIC 3977	\$ 608,000	22/02/2018
2	20 Perry Circuit Cranbourne North VIC 3977	\$ 600,000	08/02/2018
3	15 Willowdale Drive Cranbourne North VIC 3977	\$ 601,000	16/03/2018



O'Brien Real Estate