

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

18 KIRWAN 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)

Single Price

or range
between

\$640,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$663,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Apr 2021

to

31 Mar 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

6 KIRWAN DRIVE CRANBOURNE EAST VIC 3977	\$765,500	22-Jan-22
7 FERNISKY DRIVE CRANBOURNE EAST VIC 3977	\$720,000	30-Jan-22
30 DARTMOOR DRIVE CRANBOURNE EAST VIC 3977	\$647,000	23-Jan-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.

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OBrien Real Estate

Andrew Athanasiou

P 03 5995 0500

M 0421 252 344

E andrew.a@obrienrealestate.com.au



6 KIRWAN DRIVE CRANBOURNE EAST VIC 3977

4 2 2

Sold Price

\$765,500

Sold Date

22-Jan-22

Distance

0.09km



7 FERNISKY DRIVE CRANBOURNE EAST VIC 3977

3 2 6

Sold Price

\$720,000

Sold Date

30-Jan-22

Distance

-



30 DARTMOOR DRIVE CRANBOURNE EAST VIC 3977

3 2 2

Sold Price

\$647,000

Sold Date

23-Jan-22

Distance

-



9 WEATHERTOP WAY CRANBOURNE EAST VIC 3977

4 2 2

Sold Price

\$660,000

Sold Date

10-Jan-22

Distance

-



15 STONE HILL CIRCUIT CRANBOURNE EAST VIC 3977

4 2 2

Sold Price

\$720,000

Sold Date

09-Feb-22

Distance

-



9 FOXHOUND GROVE CRANBOURNE EAST VIC 3977

3 2 2

Sold Price

^{RS} **\$700,000**

Sold Date

24-Feb-22

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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