

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

1 Courtenay Avenue Cranbourne North 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

House

Suburb

Cranbourne North

Period-from

01 Jan 2019

to

31 Dec 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

6 Oregon Court Cranbourne North VIC 3977	\$551,270	14-Sep-19
10 Woodbine Road Cranbourne North VIC 3977	\$520,000	29-Aug-19
5 Bamboo Court Cranbourne North VIC 3977	\$545,000	08-Oct-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: 06 January 2020



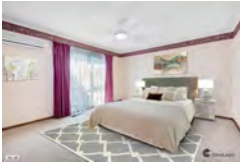
OBrien Real Estate

Daniel Gallagher

P 5995 0500

M 0437 744 104

E daniel.gallagher@obrienrealestate.com.au



6 Oregon Court Cranbourne North VIC 3977

3 2 2

Sold Price

\$551,270

Sold Date

14-Sep-19

Distance

0.4km



10 Woodbine Road Cranbourne North VIC 3977

3 2 2

Sold Price

\$520,000

Sold Date

29-Aug-19

Distance

0.63km



5 Bamboo Court Cranbourne North VIC 3977

3 2 2

Sold Price

\$545,000

Sold Date

08-Oct-19

Distance

0.69km



6 Lowther Court Cranbourne North VIC 3977

3 2 2

Sold Price

Sold Date

16-Dec-19

Distance

0.77km



51 Toirram Crescent Cranbourne VIC 3977

4 2 4

Sold Price

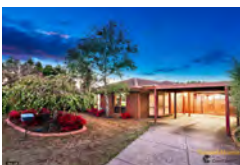
\$555,000

Sold Date

26-Oct-19

Distance

0.78km



9 South Anderson Court Cranbourne VIC 3977

3 2 2

Sold Price

\$520,000

Sold Date

24-Jul-19

Distance

0.78km

RS = Recent sale

UN = Undisclosed Sale

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P 5995 0500

M 0437 744 104

E daniel.gallagher@obrienrealestate.com.au



15 Franks Way Cranbourne North VIC 3977

4 2 2

Sold Price

\$545,000

Sold Date

25-Nov-19

Distance

0.92km



90 Hoysted Avenue Cranbourne North VIC 3977

4 2 2

Sold Price

\$550,000

Sold Date

16-Sep-19

Distance

1.04km



11 Phelan Drive Cranbourne North VIC 3977

4 2 2

Sold Price

\$550,500

Sold Date

29-Aug-19

Distance

1.21km

RS = Recent sale

UN = Undisclosed Sale

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