



OBrien Real Estate

Daniel Gallagher

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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

11 Jupiter Crescent 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

\$480,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

*House

X

*Unit

Suburb

Cranbourne West

Period-from

01 Jul 2018

to

30 Jun 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

43 Avonbury Circuit Cranbourne West VIC 3977	\$500,000	14-Mar-19
10 Watford Avenue Cranbourne West VIC 3977	\$500,000	04-Jul-19
59 Breamlea Way Cranbourne West VIC 3977	\$510,000	11-Mar-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.~~

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43 Avonbury Circuit Cranbourne West VIC 3977

3 2 2

Sold Price

\$500,000

Sold Date

14-Mar-19

Distance

2.07km



10 Watford Avenue Cranbourne West VIC 3977

3 2 2

Sold Price

Sold Date

04-Jul-19

Distance

2.32km



59 Breamlea Way Cranbourne West VIC 3977

3 2 2

Sold Price

\$510,000

Sold Date

11-Mar-19

Distance

2.56km



52 Merribah Way Cranbourne West VIC 3977

3 2 2

Sold Price

\$480,000

Sold Date

10-Feb-19

Distance

2.8km



9 Hope Court Cranbourne West VIC 3977

3 2 2

Sold Price

Sold Date

28-Feb-19

Distance

3.08km



1 Fairhaven Boulevard Cranbourne West VIC 3977

3 2 2

Sold Price

\$522,000

Sold Date

22-Jul-19

Distance

3.18km

RS = Recent sale

UN = Undisclosed Sale

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5 Alberton Drive Cranbourne West VIC 3977

3 2 2

Sold Price

\$483,000

Sold Date

14-Jun-19

Distance

3.29km



24 Fairhaven Boulevard Cranbourne West VIC 3977

3 2 2

Sold Price

\$510,000

Sold Date

13-Apr-19

Distance

3.32km



6 Bolwarra Court Cranbourne West VIC 3977

3 2 2

Sold Price

\$516,555

Sold Date

08-Feb-19

Distance

3.55km



58 Rangeview Drive Skye VIC 3977

3 2 2

Sold Price

\$500,000

Sold Date

19-Apr-19

Distance

3.63km

RS = Recent sale

UN = Undisclosed Sale

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