

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

49 Sunningdale Crescent Cranbourne 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

\$575,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$501,500

Property type

House

Suburb

Cranbourne

Period-from

01 May 2019

to

30 Apr 2020

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

13 Stonehaven Avenue Cranbourne VIC 3977

\$601,000

19-Oct-19

16 Durnoch Place Cranbourne VIC 3977

\$616,000

11-Oct-19

19 Broadstone Way Cranbourne VIC 3977

\$605,500

31-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.~~

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OBrien Real Estate

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13 Stonehaven Avenue Cranbourne VIC 3977

Sold Price **\$601,000** Sold Date **19-Oct-19**

3 2 2

Distance **0.45km**



16 Durnoch Place Cranbourne VIC 3977

Sold Price **\$616,000** Sold Date **11-Oct-19**

3 2 2

Distance **0.5km**



19 Broadstone Way Cranbourne VIC 3977

Sold Price **\$605,500** Sold Date **31-Oct-19**

3 2 2

Distance **0.66km**

RS = Recent sale

UN = Undisclosed Sale

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