

# 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

37 ARBOURLEA BOULEVARD, 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

\$650,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$545,000

\*House

X

Suburb

CRANBOURNE NORTH

Period - From

JUN 2017

to

MAY 2018

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 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. 47 Trillium Boulevard, Cranbourne North VIC 3977	\$715,000	2-MAR-18
2. 73 Trillium Boulevard, Cranbourne North VIC 3977	\$670,000	15-JAN-18
3. 286 Alisma Boulevard, Cranbourne North VIC 3977	\$745,000	15-FEB-18



OBrien Real Estate