

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

3 Glenwood Court 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

\$480,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

House

Suburb

Cranbourne

Period-from

01 Mar 2019

to

29 Feb 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

3 Ainsleigh Court Cranbourne VIC 3977	\$517,500	27-Jan-20
281 South Gippsland Highway Cranbourne VIC 3977	\$520,000	02-Feb-20
5 Roma Avenue Cranbourne VIC 3977	\$480,000	13-Mar-20

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: 30 March 2020



OBrien Real Estate

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3 Ainsleigh Court Cranbourne VIC 3977

4 1 2

Sold Price

\$517,500

Sold Date

27-Jan-20

Distance

0.25km



281 South Gippsland Highway Cranbourne VIC 3977

3 2 2

Sold Price

\$520,000

Sold Date

02-Feb-20

Distance

0.33km



5 Roma Avenue Cranbourne VIC 3977

3 1 4

Sold Price

\$480,000

Sold Date

13-Mar-20

Distance

0.63km



26 Bourke Road Cranbourne VIC 3977

3 2 2

Sold Price

\$502,000

Sold Date

14-Jan-20

Distance

0.94km



109 Lesdon Avenue Cranbourne VIC 3977

3 1 4

Sold Price

\$520,000

Sold Date

07-Feb-20

Distance

1.25km



49 Calais Circuit Cranbourne West VIC 3977

3 2 2

Sold Price

\$475,600

Sold Date

12-Feb-20

Distance

1.23km

RS = Recent sale

UN = Undisclosed Sale

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8 Canterbury Street Cranbourne VIC 3977

3 2 2

Sold Price

\$528,000

Sold Date

23-Jan-20

Distance

1.14km



27 Filomena Court Cranbourne North VIC 3977

3 2 2

Sold Price

\$515,000

Sold Date

15-Feb-20

Distance

1.12km



9 Aries Street Cranbourne VIC 3977

3 2 2

Sold Price

\$490,000

Sold Date

25-Jan-20

Distance

0.85km



8 Venus Place Cranbourne VIC 3977

3 2 2

Sold Price

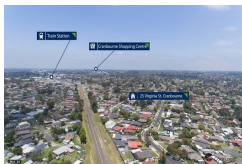
\$520,000

Sold Date

19-Feb-20

Distance

0.85km



25 Virginia Street Cranbourne VIC 3977

3 1 4

Sold Price

\$510,000

Sold Date

04-Jan-20

Distance

0.5km



265 South Gippsland Highway Cranbourne VIC 3977

3 1 1

Sold Price

\$470,000

Sold Date

11-Feb-20

Distance

0.45km

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23 Braestar Street Cranbourne VIC 3977

Sold Price

\$472,500

Sold Date **04-Feb-20**

3 2 1

Distance **0.35km**



1 Rose Lane Cranbourne VIC 3977

Sold Price

\$450,000

Sold Date **24-Jan-20**

3 2 2

Distance **0.17km**

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