



OBrien Real Estate

Matthew Dewan

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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

1/4 Damian 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

\$335,000

&

\$365,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$380,000

\*House

\*Unit

X

Suburb

Cranbourne

Period-from

01 Sep 2018

to

31 Aug 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 20 Tucker Street Cranbourne VIC 3977   | \$355,000 | 18-Jun-19 |
| 1/2 William Street Cranbourne VIC 3977 | \$365,000 | 29-Jul-19 |
| 2/14 Bowen Street Cranbourne VIC 3977  | \$365,000 | 26-Jun-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: 05 September 2019

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### 20 Tucker Street Cranbourne VIC 3977

2 1 1

Sold Price

**\$355,000**

Sold Date

**18-Jun-19**

Distance

**0.67km**



### 1/2 William Street Cranbourne VIC 3977

2 1 1

Sold Price

<sup>RS</sup> **\$365,000** <sup>UN</sup>

Sold Date

**29-Jul-19**

Distance

**0.82km**



### 2/14 Bowen Street Cranbourne VIC 3977

2 1 1

Sold Price

**\$365,000**

Sold Date

**26-Jun-19**

Distance

**0.97km**

RS = Recent sale

UN = Undisclosed Sale

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