



OBrien Real Estate

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## STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

### LAND Offered for Sale

10 Kiwi Crescent Cranbourne South VIC 3977

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### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$330,000 & \$360,000

### Median Sale Price

\$357,500 Lands in Cranbourne south between 01 Jul 2018 - 30 Jun 2019

Source: CoreLogic

### Comparable Property Sales

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.

<b>24 Kiwi Crescent Cranbourne South VIC 3977</b>	<b>Sold Price</b>	<b>\$355,000</b>	<b>Sold Date</b>	<b>07-Mar-18</b>
-  -  -			<b>Distance</b>	<b>0.03km</b>

<b>11 Kiwi Crescent Cranbourne South VIC 3977</b>	<b>Sold Price</b>	<b>\$405,000</b>	<b>Sold Date</b>	<b>15-Mar-18</b>
4  2  -			<b>Distance</b>	<b>0.06km</b>

<b>19 Kiwi Crescent Cranbourne South VIC 3977</b>	<b>Sold Price</b>	<b>\$355,000</b>	<b>Sold Date</b>	<b>10-Mar-18</b>
-  -  -			<b>Distance</b>	<b>0.08km</b>

RS = Recent sale

UN = Undisclosed Sale

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