

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

26 Crepe Avenue Cranbourne West 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$516,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Jan 2019

to

31 Dec 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

7 Fernhill Avenue Cranbourne VIC 3977	\$678,000	21-Nov-19
41 Spearwood Rise Cranbourne West VIC 3977	\$657,000	18-Nov-19
84 Everlasting Boulevard Cranbourne West VIC 3977	\$634,000	24-Nov-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: 17 January 2020



OBrien Real Estate

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7 Fernhill Avenue Cranbourne VIC 3977

Sold Price

^{RS}

\$678,000

Sold Date

21-Nov-19

4 2 2

Distance

0.27km



41 Spearwood Rise Cranbourne West VIC 3977

Sold Price

\$657,000

Sold Date

18-Nov-19

4 2 2

Distance

0.61km



84 Everlasting Boulevard Cranbourne West VIC 3977

Sold Price

\$634,000

Sold Date

24-Nov-19

4 2 2

Distance

0.74km

RS = Recent sale

UN = Undisclosed Sale

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