



OBrien Real Estate

Daniel Gallagher

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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

14 Carinya Court Cranbourne North 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

\$850,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

*House

X

*Unit

Suburb

Cranbourne North

Period-from

01 Aug 2018

to

31 Jul 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

8 Robinia Court Narre Warren South VIC 3805	\$850,000	13-Apr-19
20 Stockyard Drive Narre Warren South VIC 3805	\$930,000	12-Jun-19
8 Maplewood Court Cranbourne North VIC 3977	\$800,000	10-Mar-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: 28 August 2019

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8 Robinia Court Narre Warren South VIC 3805

4 3 2

Sold Price

\$850,000

Sold Date

13-Apr-19

Distance

2.03km



20 Stockyard Drive Narre Warren South VIC 3805

5 5 1

Sold Price

\$930,000

Sold Date

12-Jun-19

Distance

2.29km



8 Maplewood Court Cranbourne North VIC 3977

4 2 2

Sold Price

\$800,000

Sold Date

10-Mar-19

Distance

2.71km



64 Marsh Grove Berwick VIC 3806

4 2 2

Sold Price

\$875,000

Sold Date

09-Mar-19

Distance

3.67km



8 Buckskin Drive Clyde North VIC 3978

7 4 2

Sold Price

\$851,000

Sold Date

06-Jul-19

Distance

4.68km

RS = Recent sale

UN = Undisclosed Sale

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