

# 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 23 Megan Close, Cranbourne West VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

\$450,000

Range between

&

### Median sale price

(\*Delete house or unit as applicable)

Median price \$526,500

\*House

☒

\*Unit

Suburb

Cranbourne West

Period - From

JULY-2017

to

JUNE-2018

Source

CoreLogic

### Comparable property sales

A\* These are the three properties sold within two kilometres of the property for sale in the last six 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
1. 11 Natalie Court, Cranbourne West VIC 3977	\$453,000	15/06/2018
2. 60 Willora Crescent, Cranbourne West VIC 3977	\$470,000	01/05/2018
3. 7 Annand Close, Cranbourne West VIC 3977	\$480,000	14/05/2018



OBrien Real Estate