

# 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 FRESHFIELDS DRIVE, CRANBOURNE NORTH

### 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)

Range between \$580,000 & \$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$555,000 \*House ☒ Suburb CRANBOURNE NORTH

Period - From JUL 2017 to JUN 2018 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 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. 26 Malmesbury Road Cranbourne North VIC 3977	\$615,000	24-MAR-18
2. 32 Malmesbury Road Cranbourne North VIC 3977	\$665,000	28-APR-18
3. 21 Tilia Drive Cranbourne North VIC 3977	\$647,000	13-JAN-18



OBrien Real Estate