

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 WOODRIGHT CIRCUIT CRANBOURNE 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

\$510,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$405,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 Dec 2020

to

30 Nov 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

4/16 SARNO COURT CRANBOURNE VIC 3977	\$545,000	23-Nov-21
77 WILLOW GLEN BOULEVARD CRANBOURNE VIC 3977	\$550,000	10-Sep-21
11 WOODRIGHT CIRCUIT CRANBOURNE VIC 3977	\$562,000	28-Sep-21

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

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OBrien Real Estate

Matthew Dewan

P 0416 638 019

M 5995 0500

E matthew.dewan@obrienrealestate.com.au



4/16 SARNO COURT CRANBOURNE VIC 3977

3 1 1

^{RS} **Sold Price \$545,000** Sold Date **23-Nov-21**

Distance **0.68km**



77 WILLOW GLEN BOULEVARD CRANBOURNE VIC 3977

3 2 1

Sold Price **\$550,000** Sold Date **10-Sep-21**

Distance **0.53km**



11 WOODRIGHT CIRCUIT CRANBOURNE VIC 3977

3 2 2

Sold Price **\$562,000** Sold Date **28-Sep-21**

Distance **0.03km**

RS = Recent sale

UN = Undisclosed Sale

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