

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

1/22-24 Duff Street, 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)

Range between

\$350,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$370,000

*House

*Unit

☒

Suburb

Cranbourne

Period - From

JUNE-2017

to

MAY-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. 1/3 Tucker Street, Cranbourne VIC 3977 | \$365,000 | 27/04/2018 |
| 2. 1/9 Normanby Street, Cranbourne VIC 3977 | \$380,000 | 14/04/2018 |
| 3. 3/6B Tucker Street, Cranbourne VIC 3977 | \$380,000 | 21/05/2018 |



OBrien Real Estate