

## 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

25 Black Wattle Way 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

\$545,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

\*House

X

\*Unit

Suburb

Cranbourne

Period-from

01 Apr 2018

to

31 Mar 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 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

12 Dryandra Place Cranbourne VIC 3977	\$590,000	25-Mar-19
44 Majestic Boulevard Cranbourne VIC 3977	\$575,000	18-Jan-19
12 Aries Street Cranbourne VIC 3977	\$595,000	05-Feb-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 six months.~~

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OBrien Real Estate

Charles Raj

P 0359950500

M 0421476789

E charles.raj@obrienrealestate.com.au



**12 Dryandra Place Cranbourne VIC 3977**

Sold Price

<sup>RS</sup>

**\$590,000**

Sold Date

**25-Mar-19**

4 2 2

Distance

**0.46km**



**44 Majestic Boulevard Cranbourne VIC 3977**

Sold Price

**\$575,000**

Sold Date

**18-Jan-19**

4 2 2

Distance

**0.46km**



**12 Aries Street Cranbourne VIC 3977**

Sold Price

<sup>RS</sup>

**\$595,000**

Sold Date

**05-Feb-19**

4 2 2

Distance

**0.8km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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