

Mina Saad

P 59950500

M 0401053553

E mina.saad@obrienrealestate.com.au

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

Property offered for	sa	le
----------------------	----	----

Address Including suburb and postcode	14 Tattle Grove Cranbourne East 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 \$560,000 & \$590,000
---

## Median sale price

(\*Delete house or unit as applicable)

Median Price	\$570,000	*House	X	*Unit		Suburb	Cranbourne East
Period-from	01 Apr 2018	to 31	Mar 20	019	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.

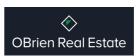
Address of comparable property	Price	Date of sale
66 Ardent Crescent Cranbourne East VIC 3977	\$580,000	01-Nov-18
29 Stately Drive Cranbourne East VIC 3977	\$557,777	04-Feb-19
11 Carnavon Street Cranbourne East VIC 3977	\$622,900	23-Feb-19

#### 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.

**DISCLAIMER** Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



Mina Saad P 59950500

M 0401053553

E mina.saad@obrienrealestate.com.au



66 Ardent Crescent Cranbourne East VIC 3977

⇔ 2

ast VIC 39//

₾ 2

₽ 2

**4** 

**=** 4

Sold Price

**\$580,000** Sold Date **01-Nov-18** 

Distance 0.24km



29 Stately Drive Cranbourne East VIC 3977

Sold Price

\$557,777 Sold Date 04-Feb-19

Distance 0.65km



11 Carnavon Street Cranbourne East Sold Price VIC 3977

\$622,900 UN

Sold Date 23-Feb-19

**=** 4

Distance

0.68km

RS = Recent sale

UN = Undisclosed Sale

**DISCLAIMER** Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.