

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1 BINDING AVENUE 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

\$650,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Cranbourne

Period-from

01 Mar 2021

to

28 Feb 2022

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 6 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

8 ASH STREET CRANBOURNE VIC 3977	\$690,000	03-Feb-22
15 VALEPARK CRESCENT CRANBOURNE VIC 3977	\$682,000	24-Feb-22
102 SLADEN STREET CRANBOURNE VIC 3977	\$685,000	17-Jan-22

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 6 months.~~

This Statement of Information was prepared on: 09 March 2022



OBrien Real Estate

Andrew Athanasiou

P 03 5995 0500

M 0421 252 344

E andrew.a@obrienrealestate.com.au



8 ASH STREET CRANBOURNE VIC 3977

3 1 2

Sold Price ^{RS} **\$690,000** ^{UN} Sold Date **03-Feb-22**

Distance **0.26km**



15 VALEPARK CRESCENT CRANBOURNE VIC 3977

3 1 -

Sold Price ^{RS} **\$682,000** Sold Date **24-Feb-22**

Distance **-**



102 SLADEN STREET CRANBOURNE VIC 3977

3 2 2

Sold Price **\$685,000** Sold Date **17-Jan-22**

Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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