

Matthew Dewan

P 0416 638 019

M 5995 0500

 ${\hbox{\it E}} \ \ matthew.dewan@obrienrealestate.com.au$

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sal	e							
Address Including suburb and postcode	29 Elmsford Crescent Cranbourne West VIC 3977							
Indicative selling price For the meaning of this price	e see consumer.vic	.gov.au/	underquoting (*Delete s	single price	e or range	as applicable)	
Single Price			or range between	\$49	5,000	&	\$535,000	
Median sale price (*Delete house or unit as ap	plicable)							
Median Price	\$535,000	*Hou	ise X	*Unit		Suburb	Cranbourne West	
Period-from	01 May 2018	to	30 Apr 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.

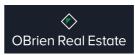
Address of comparable property	Price	Date of sale	
19 Jaye Place Cranbourne West VIC 3977	\$520,000	24-Nov-18	
20 Forton Crescent Cranbourne West VIC 3977	\$508,000	06-Mar-19	
58 Fintona Crescent Cranbourne West VIC 3977	\$535,000	19-Nov-18	

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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19 Jaye Place Cranbourne West VIC Sold Price 3977

\$520,000 Sold Date 24-Nov-18

Distance

0.57km



20 Forton Crescent Cranbourne

⇔ 4

Sold Price

\$508,000 UN Sold Date 06-Mar-19

Distance 0.68km



West VIC 3977

= 4 ₾ 2

₾ 2

\$535,000 Sold Date 19-Nov-18

1.29km



58 Fintona Crescent Cranbourne West VIC 3977

二 4

\$ 2

Sold Price

Distance

RS = Recent sale

UN = Undisclosed Sale

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