

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 77 Eliburn Drive Cranbourne East Victoria 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 \$570,000 & \$627,000

Median sale price

(*Delete house or unit as applicable)

Median price \$558,000 *House ☒ *Unit ☐ Suburb Cranbourne East

Period - From May 2017 to April 2018 Source RP Data Pty Ltd trading as 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
40 Cortula Road, Cranbourne East VIC 3977	\$580,000	3/5/2018
5 Symons Street, Cranbourne East VIC 3977	\$605,000	21/3/2018
51 Stark Circuit, Cranbourne East VIC 3977	\$620,000	18/12/2017

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.~~



O'Brien Real Estate