

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

2 Barham Way 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

\$570,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,200

Property type

House

Suburb

Cranbourne East

Period-from

01 Jul 2020

to

30 Jun 2021

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

41 Bowen Street Cranbourne VIC 3977	\$630,000	15-May-21
12 Vega Terrace Cranbourne VIC 3977	\$630,000	14-Jun-21
15 Briarcrest Drive Cranbourne East VIC 3977	\$657,500	18-May-21

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: 21 July 2021



OBrien Real Estate

Andrew Athanasiou

P 03 5995 0500

M 0421 252 344

E andrew.a@obrienrealestate.com.au



41 Bowen Street Cranbourne VIC 3977

3 1 1

Sold Price

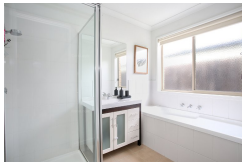
\$630,000

Sold Date

15-May-21

Distance

0.95km



12 Vega Terrace Cranbourne VIC 3977

4 2 2

Sold Price

^{RS} **\$630,000**

Sold Date

14-Jun-21

Distance

0.99km



15 Briarcrest Drive Cranbourne East VIC 3977

3 2 2

Sold Price

\$657,500

Sold Date

18-May-21

Distance

1.08km



5 Woodsman Way Cranbourne East VIC 3977

3 2 2

Sold Price

^{RS} **\$631,000**

Sold Date

05-Jul-21

Distance

1.23km



81 Scotsdale Drive Cranbourne East VIC 3977

3 2 2

Sold Price

^{RS} **\$635,000**

Sold Date

28-Jun-21

Distance

1.26km

RS = Recent sale

UN = Undisclosed Sale

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