

## 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

7 CAROLE COURT CRANBOURNE VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$695,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Cranbourne

Period-from

01 May 2021

to

30 Apr 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

1 SUSAN COURT CRANBOURNE VIC 3977	\$720,000	02-Mar-22
4 MACEY STREET CRANBOURNE VIC 3977	\$720,000	11-Apr-22
43 LAMONT CRESCENT CRANBOURNE VIC 3977	\$665,000	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: 02 May 2022



## OBrien Real Estate

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### 1 SUSAN COURT CRANBOURNE VIC 3977

4 2 2

Sold Price

RS

**\$720,000**

Sold Date

**02-Mar-22**

Distance

**1.58km**



### 4 MACEY STREET CRANBOURNE VIC 3977

4 2 2

Sold Price

Sold Date

**11-Apr-22**

Distance

**1.88km**



### 43 LAMONT CRESCENT CRANBOURNE VIC 3977

4 2 2

Sold Price

**\$665,000**

Sold Date

**17-Jan-22**

Distance

**0.48km**

RS = Recent sale

UN = Undisclosed Sale

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