

## 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

9 Duce Street Cranbourne East 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

\$945,000

&

\$995,000

### 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

5 Duce Street Cranbourne East VIC 3977	\$915,000	01-Jun-21
3 Fitzwilliam Circuit Clyde North VIC 3978	\$964,888	19-Feb-21
21 Cuttsia Grove Cranbourne North VIC 3977	\$1,060,000	28-May-20

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: 01 July 2021



## OBrien Real Estate

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### 5 Duce Street Cranbourne East VIC 3977

4 2 3

Sold Price

<sup>RS</sup>

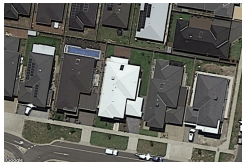
**\$915,000**

Sold Date

**01-Jun-21**

Distance

**0.04km**



### 3 Fitzwilliam Circuit Clyde North VIC 3978

5 3 2

Sold Price

**\$964,888**

Sold Date

**19-Feb-21**

Distance

**1.79km**



### 21 Cuttsia Grove Cranbourne North VIC 3977

5 3 4

Sold Price

**\$1,060,000**

Sold Date

**28-May-20**

Distance

**2.29km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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