

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

15 Elkedra Way Cranbourne North 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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$558,750

Property type

House

Suburb

Cranbourne North

Period-from

01 Mar 2019

to

29 Feb 2020

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

10 Landini Circuit Cranbourne North VIC 3977	\$630,000	04-Jul-19
162 Alisma Boulevard Cranbourne North VIC 3977	\$600,000	19-Feb-20
18 Charlock Drive Cranbourne North VIC 3977	\$625,000	18-Jan-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: 24 March 2020



OBrien Real Estate

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10 Landini Circuit Cranbourne North VIC 3977

4 2 2

Sold Price \$630,000

Sold Date

04-Jul-19

Distance

0.8km



162 Alisma Boulevard Cranbourne North VIC 3977

4 2 2

Sold Price

\$600,000

Sold Date

19-Feb-20

Distance

0.95km



18 Charlock Drive Cranbourne North VIC 3977

4 2 2

Sold Price

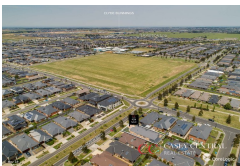
\$625,000

Sold Date

18-Jan-20

Distance

1.13km



142 Mountainview Boulevard Cranbourne North VIC 3977

4 2 2

Sold Price

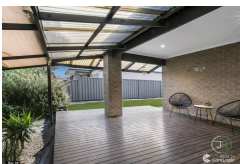
\$630,000

Sold Date

11-Nov-19

Distance

0.85km



15 Cerbera Bend Cranbourne North VIC 3977

4 2 2

Sold Price

\$618,000

Sold Date

30-Dec-19

Distance

1.06km



46 Datura Avenue Cranbourne North VIC 3977

4 3 2

Sold Price

\$655,000

Sold Date

05-Oct-19

Distance

1.19km

RS = Recent sale

UN = Undisclosed Sale

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**33 Datura Avenue Cranbourne
North VIC 3977**

4 3 2

Sold Price

\$661,000

Sold Date

25-Sep-19

Distance

1.23km

RS = Recent sale

UN = Undisclosed Sale

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