

## 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 Glenbourne Road 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

\$510,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

House

Suburb

Cranbourne

Period-from

01 Apr 2019

to

31 Mar 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

3 Roberts Road Cranbourne VIC 3977	\$517,000	30-Nov-19
27 Rouse Street Cranbourne VIC 3977	\$520,000	19-Nov-18
14 Clairmont Avenue Cranbourne VIC 3977	\$525,000	06-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: 15 April 2020



## OBrien Real Estate

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### 3 Roberts Road Cranbourne VIC 3977

4 beds 2 baths 2 cars

Sold Price

**\$517,000**

Sold Date

**30-Nov-19**

Distance

**0.22km**



### 27 Rouse Street Cranbourne VIC 3977

3 beds 1 bath 2 cars

Sold Price

**\$520,000**

Sold Date

**19-Nov-18**

Distance

**0.32km**



### 14 Clairmont Avenue Cranbourne VIC 3977

3 beds 1 bath 4 cars

Sold Price

**\$525,000**

Sold Date

**06-Jan-20**

Distance

**0.59km**

RS = Recent sale

UN = Undisclosed Sale

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