

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

4 Powell Way Cranbourne West 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

\$180,000

&

\$190,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$325,000

Property type

Land

Suburb

Cranbourne West

Period-from

01 Sep 2018

to

31 Aug 2019

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

12 Powell Way Cranbourne West VIC 3977	\$200,000	05-Apr-19

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: 17 September 2019



OBrien Real Estate

Daniel Lobley

M 0478010012

E daniel.lobley@obrienrealestate.com.au

12 Powell Way Cranbourne West
VIC 3977

Sold Price

\$200,000

Sold Date

05-Apr-19



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Distance

0.03km

RS = Recent sale

UN = Undisclosed Sale

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