

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

12 DALTON WAY, CRANBOURNE EAST VIC 3977

Indicative selling price

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

Range between

\$580,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$560,500

*House

X

Suburb
or locality

CRANBOURNE EAST

Period - From

JUL 2017

to

JUN 2018

Source

CORELOGIC

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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. 53 Donohue Street Cranbourne East VIC 3977 | \$600,000 | 19-MAR-18 |
| 2. 63 Donohue Street Cranbourne VIC 3977 | \$635,000 | 3-MAY-18 |
| 3. 18 Flash Dan Drive Cranbourne East VIC 3977 | \$649,999 | 4-JUN-18 |



O'Brien Real Estate