

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

26 Polblue Street 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

\$650,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

*House

X

*Unit

Suburb

Cranbourne North

Period-from

01 Feb 2018

to

31 Jan 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 six 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

11 Rossiter Retreat Cranbourne North VIC 3977	\$691,000	27-Oct-18
69 Karawarra Circuit Cranbourne North VIC 3977	\$600,000	14-Dec-18
10 Kindred Avenue Cranbourne North VIC 3977	\$582,000	16-Nov-18

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 six months.~~

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OBrien Real Estate

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**11 Rossiter Retreat Cranbourne
North VIC 3977**

3 2 2

Sold Price

\$691,000

Sold Date

27-Oct-18

Distance

0.36km



**69 Karawarra Circuit Cranbourne
North VIC 3977**

3 2 2

Sold Price

\$600,000

Sold Date

14-Dec-18

Distance

0.37km



**10 Kindred Avenue Cranbourne
North VIC 3977**

3 2 2

Sold Price

\$582,000

Sold Date

16-Nov-18

Distance

0.91km

RS = Recent sale

UN = Undisclosed Sale

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