

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

41A CRANBOURNE DRIVE CRANBOURNE 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

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$481,250

Property type

Unit

Suburb

Cranbourne

Period-from

01 Mar 2022

to

28 Feb 2023

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

3/11 LYALL STREET CRANBOURNE VIC 3977	\$451,500	17-Oct-22
2/16 RUSSELL STREET CRANBOURNE VIC 3977	\$451,000	21-Nov-22
2/10 LECKY STREET CRANBOURNE VIC 3977	\$502,000	26-Oct-22

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.~~

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OBrien Real Estate

Brent Day

P 0421085092

M 0421085092

E Brent.day@obrienrealestate.com.au



**3/11 LYALL STREET CRANBOURNE
VIC 3977**

Sold Price

\$451,500

Sold Date

17-Oct-22

2

1

1

Distance

0.72km



**2/16 RUSSELL STREET
CRANBOURNE VIC 3977**

Sold Price

\$451,000

Sold Date

21-Nov-22

2

1

1

Distance

0.93km



**2/10 LECKY STREET CRANBOURNE
VIC 3977**

Sold Price

\$502,000

Sold Date

26-Oct-22

2

1

1

Distance

1.02km

RS = Recent sale

UN = Undisclosed Sale

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