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 Lurline Street 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	\$490,000	&	\$539,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$412,000	Prope	erty type	Unit		Suburb	Cranbourne
Period-from	01 Oct 2020	to	30 Sep 2	021	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		
1/4 Mundaring Drive Cranbourne VIC 3977	\$490,000	29-Mar-21		
1/15 Dearing Avenue Cranbourne VIC 3977	\$530,000	09-Aug-21		
2/42 Harry Street Cranbourne VIC 3977	\$520,000	11-May-21		

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: 18 October 2021



consumer.vic.gov.au

OBrien Real Estate

Matthew Dewan

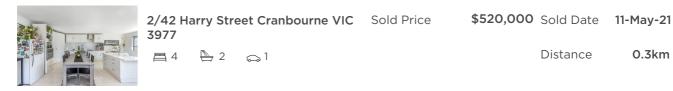
- P 0416 638 019
- M 5995 0500
- E matthew.dewan@obrienrealestate.com.au



	1/4 Mun VIC 397	_	Drive C	ranbourr	ne	Sold Price	e	\$490,000	Sold Date	29-Mar-21
	昌 2	2	G 1						Distance	0.51km



1/15 De VIC 39	earing Av 77	venue Cranbourne	Sold Price	\$530,000	Sold Date	09-Aug-21
₿ 3	2	G ²			Distance	0.25km



RS = Recent sale UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.