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

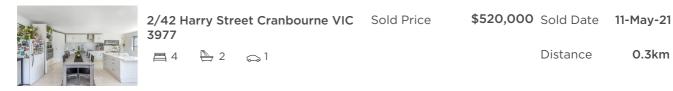
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| | 1/4 Mun VIC 397 | _ | Drive C | ranbourr | ne | Sold Price | e | \$490,000 | Sold Date | 29-Mar-21 |
|--|--------------------|---|---------|----------|----|------------|---|-----------|-----------|-----------|
| | 昌 2 | 2 | G 1 | | | | | | Distance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

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