

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 49 MARSHY AVENUE, CRANBOURNE EAST

Indicative selling price

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

Range between \$345,000 & \$365,000

Median sale price

(*Delete house or unit as applicable)

Median price \$338,000

LAND X

Suburb CRANBOURNE EAST

Period - From JUN 2017 to MAY 2018

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
1. 9 Spirit Boulevard Cranbourne East VIC 3977	\$355,000	1-Jun-18
2. 33 Spirit Boulevard Cranbourne East VIC 3977	\$360,000	15-Feb-18
3. 71 Villager Street Cranbourne East VIC 3977	\$380,000	19-Mar-18



O'Brien Real Estate