

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 10 Lady Penrhyn Close Cranbourne West VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between &

Median sale price

Median price *House ☐ Suburb
Period - From to Source

Comparable property sales

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 27 Hazelmere Avenue Cranbourne West VIC 3977	\$550,000	04-Oct-17
2 8 Hazelmere Avenue Cranbourne West VIC 3977	\$620,000	08-Jan-18
3 4 Reginald Court Cranbourne West VIC 3977	\$565,000	22-Nov-17



OBrien Real Estate