



OBrien Real Estate

Brad Spencer

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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

82 Monahans Road 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

\$420,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

*House

X

*Unit

Suburb

Cranbourne

Period-from

01 Aug 2018

to

31 Jul 2019

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

4 Susan Court Cranbourne VIC 3977	\$440,000	01-Apr-19
4 Christine Street Cranbourne VIC 3977	\$427,000	10-Apr-19
33 Dunbar Avenue Cranbourne VIC 3977	\$441,000	27-Mar-19

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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4 Susan Court Cranbourne VIC 3977

3 1 1

Sold Price

\$440,000

Sold Date

01-Apr-19

Distance

0.83km



4 Christine Street Cranbourne VIC 3977

3 1 1

Sold Price

\$427,000

Sold Date

10-Apr-19

Distance

0.62km



33 Dunbar Avenue Cranbourne VIC 3977

3 1 1

Sold Price

\$441,000

Sold Date

27-Mar-19

Distance

0.78km

RS = Recent sale

UN = Undisclosed Sale

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