

## 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

40 Campbell Parade Cranbourne VIC 3977

### Indicative selling price

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

Single Price

or range  
between

\$450,000

&

\$490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

House

Suburb

Cranbourne

Period-from

01 Oct 2018

to

30 Sep 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

12 Hudson Street Cranbourne VIC 3977	\$453,000	16-Jul-19
35 Cranbourne Drive Cranbourne VIC 3977	\$460,000	29-Apr-19
13 Cranbourne Drive Cranbourne VIC 3977	\$490,000	24-Jul-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.~~

This Statement of Information was prepared on: 23 October 2019



## OBrien Real Estate

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### 12 Hudson Street Cranbourne VIC 3977

3 2 2

Sold Price

**\$453,000**

Sold Date

**16-Jul-19**

Distance

**0.1km**



### 35 Cranbourne Drive Cranbourne VIC 3977

3 1 1

Sold Price

**\$460,000**

Sold Date

**29-Apr-19**

Distance

**0.28km**



### 13 Cranbourne Drive Cranbourne VIC 3977

3 1 2

Sold Price

**\$490,000**

Sold Date

**24-Jul-19**

Distance

**0.42km**



### 7 Gill Street Cranbourne VIC 3977

3 1 2

Sold Price

**\$505,000**

Sold Date

**20-Aug-19**

Distance

**0.5km**



### 15 Fairbairn Road Cranbourne VIC 3977

3 1 2

Sold Price

**\$450,000**

Sold Date

**15-Jun-19**

Distance

**0.51km**



### 44 Valepark Crescent Cranbourne VIC 3977

4 2 2

Sold Price

<sup>RS</sup> **\$450,000**

Sold Date

**10-Oct-19**

Distance

**0.6km**

RS = Recent sale

UN = Undisclosed Sale

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### 9 James Cook Drive Cranbourne VIC 3977

Sold Price

**\$514,000**

Sold Date

**10-Sep-19**



3



2



2

Distance

**0.87km**



### 42 Monahans Road Cranbourne VIC 3977

Sold Price

<sup>RS</sup> **\$465,000** <sup>UN</sup>

Sold Date

**08-Aug-19**



3



1



1

Distance

**1.07km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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