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 (*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	Prop	erty type	type House		Suburb	Cranbourne
Period-from	01 Oct 2018	to	30 Sep 2	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



consumer.vic.gov.au

OBrien Real Estate

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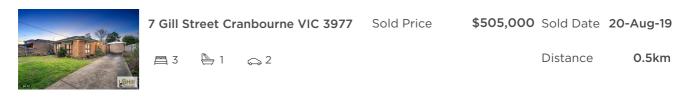
	12 Hudson Street Cranbourne VIC 3977			Sold Price	\$453,000	Sold Date	16-Jul-19
	昌 3	2	Ģ ²			Distance	0.1km



35 Cranbourne Drive Cranbourne VIC 3977			Sold Price	\$460,000	Sold Date	29-Apr-19
 ่ 🖻 3	1	⊜ 1			Distance	0.28km



	13 Cranbourne Drive Cranbourne VIC 3977		Sold Price	\$490,000	Sold Date	24-Jul-19	
ii.	่ 📇 3	1	ç⇒ 2			Distance	0.42km





15 Fairbairn Road Cranbourne VIC 3977		Sold Price	\$450,000	Sold Date	15-Jun-19	
昌 3	1	<u></u>			Distance	0.51km



44 Valepark Crescent Cranbourne VIC 3977	Sold Price	^{RS} \$450,000 Sold Date	10-Oct-19
🖺 4 🖺 2 👝 2		Distance	0.6km

RS = Recent sale UN = Undisclosed Sale

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and and a	9 James Cook Drive Cranbourne VIC 3977		Sold Price	\$514,000	Sold Date	10-Sep-19	
. 21	昌 3	2	⇔ 2			Distance	0.87km



42 Monahans Road Cranbourne VIC Sold Price 3977			^{RS} \$465,000 ^{UN}	Sold Date	08-Aug-19	
₿ 3	1 🖳	⊜ 1			Distance	1.07km

RS = Recent sale UN = Undisclosed Sale

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