

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

48 Thunderbolt Drive Cranbourne East 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

\$575,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$568,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Aug 2019

to

31 Jul 2020

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

36 Dan Morgan Drive Cranbourne East VIC 3977	\$610,000	04-May-20
4 Brockman Street Cranbourne East VIC 3977	\$575,000	10-May-20
23 Armstrong Street Cranbourne East VIC 3977	\$583,000	25-May-20

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: 19 August 2020



OBrien Real Estate

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Private inspection policy.
To ensure the health and wellbeing of the community, please join us in practicing the following safety measures. Thank you for your co-operation and understanding.

- 1 person per party. Please arrive on time.
- No touching. Please avoid handshakes, hugging, or any other physical contact.
- Social distancing. Please allow at least 1.5m between you and other people at all times.

Please do not enter if you have:

1. Experienced symptoms of COVID-19
2. Experienced symptoms of COVID-19 in the last 14 days
3. Experienced symptoms of COVID-19 in the last 14 days

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36 Dan Morgan Drive Cranbourne East VIC 3977

Sold Price

\$610,000 Sold Date **04-May-20**

4 2 2

Distance **0.18km**



4 Brockman Street Cranbourne East VIC 3977

Sold Price

\$575,000 Sold Date **10-May-20**

4 2 2

Distance **0.14km**

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- 2 people per party. Please arrive on time.
- No touching. Please avoid handshakes, hugging, or any other physical contact.
- Social distancing. Please allow at least 1.5m between you and other people at all times.

Please do not enter if you have:

1. Experienced symptoms of COVID-19
2. Experienced symptoms of COVID-19 in the last 14 days
3. Experienced symptoms of COVID-19 in the last 14 days

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23 Armstrong Street Cranbourne East VIC 3977

Sold Price

\$583,000 Sold Date **25-May-20**

3 2 2

Distance **0.03km**

COVID-19 OPEN HOME INSPECTION PROTOCOL

10 measures to ensure safety:

- No entering the property if you are symptomatic.
- Maximum of 10 people only (regardless of the number of bedrooms).
- Hand sanitising on entry and exit.
- Social distancing - 1.5m between people at all times.
- No handshakes or hugs.
- No touching of surfaces or objects.
- No touching of faces or eyes.
- No touching of hair or clothing.
- No touching of pets or animals.
- No touching of children or babies.
- No touching of elderly or vulnerable people.

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178 Linsell Boulevard Cranbourne East VIC 3977

Sold Price

^{RS} **\$590,000** Sold Date **20-Jul-20**

4 2 2

Distance **0.36km**

RS = Recent sale

UN = Undisclosed Sale

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