

## 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

13 Blue Bush Way Cranbourne East 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

\$515,000

&

\$565,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,500

Property type

House

Suburb

Cranbourne East

Period-from

01 Apr 2020

to

31 Mar 2021

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 Mossey Crescent Cranbourne East VIC 3977	\$575,000	23-Mar-21
87 Nelson Street Cranbourne East VIC 3977	\$580,000	09-Apr-21
33 McEwan Drive Cranbourne East VIC 3977	\$600,000	03-Mar-21

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: 22 April 2021



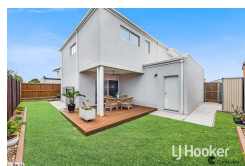
## OBrien Real Estate

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**4 Mossey Crescent Cranbourne East VIC 3977**

3 2 2

<sup>RS</sup> **\$575,000** Sold Date **23-Mar-21**

Distance **0.38km**



**87 Nelson Street Cranbourne East VIC 3977**

4 2 2

<sup>RS</sup> **\$580,000** Sold Date **09-Apr-21**

Distance **0.44km**



**33 McEwan Drive Cranbourne East VIC 3977**

4 2 2

**\$600,000** Sold Date **03-Mar-21**

Distance **0.48km**



**8 Symons Street Cranbourne East VIC 3977**

3 2 2

**\$567,500** Sold Date **27-Jan-21**

Distance **0.71km**



**11 Hutton Way Cranbourne East VIC 3977**

3 2 2

**\$527,000** Sold Date **07-Feb-21**

Distance **1.01km**



**14 Xavier Way Clyde North VIC 3978**

4 2 2

**\$592,700** Sold Date **10-Feb-21**

Distance **1.8km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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### 14 Freiburger Grove Clyde North VIC 3978

4 2 2

Sold Price

<sup>RS</sup> \$513,000

Sold Date

15-Apr-21

Distance

1.93km



### 7 Tawleed Grove Clyde North VIC 3978

3 2 2

Sold Price

<sup>RS</sup> \$600,000

Sold Date

31-Mar-21

Distance

1.94km



### 4 Canyon Avenue Clyde VIC 3978

3 2 2

Sold Price

\$595,500

Sold Date

09-Feb-21

Distance

1.98km

RS = Recent sale

UN = Undisclosed Sale

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