

# 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

58 TYNDALL STREET, CRANBOURNE EAST VIC 3977
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### 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)

Range between \$520,000 & \$565,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$558,000

\*House

X

Suburb

Cranbourne East

Period - From

MAY 2017

to

APRIL 2018

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 six 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
1. 20 Eliburn Drive Cranbourne East VIC 3977	\$626,500	9-JAN-18
2. 5 Limerick Road, Cranbourne East VIC 3977	\$582,000	26-FEB-18
3. 33 Avalon Crescent Cranbourne East VIC 3977	\$575,000	8-FEB-18



OBrien Real Estate