

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

1/59 Clairmont Avenue 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

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$386,000

*House

*Unit

X

Suburb

Cranbourne

Period-from

01 Sep 2017

to

31 Aug 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

1/7 William Street Cranbourne VIC 3977	\$420,000	29-May-18
7 William Street Cranbourne VIC 3977	\$420,000	01-Jun-18
56 Monahans Road Cranbourne VIC 3977	\$410,000	14-May-18

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 six months.~~

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OBrien Real Estate

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1/7 William Street Cranbourne VIC 3977

Sold Price

\$420,000

Sold Date

29-May-18



3



1



1

Distance

1.58km



7 William Street Cranbourne VIC 3977

Sold Price

Sold Date

01-Jun-18



3



1



1

Distance

1.58km



56 Monahans Road Cranbourne VIC 3977

Sold Price

\$410,000

Sold Date

14-May-18



3



1



1

Distance

1.79km



1/52 Taylor Street Cranbourne VIC 3977

Sold Price

\$390,000

Sold Date

30-Apr-17



3



1



1

Distance

1.8km

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