

## 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

158 Mountainview Boulevard Cranbourne North 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

\$660,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,000

Property type

House

Suburb

Cranbourne North

Period-from

01 Oct 2019

to

30 Sep 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

61 Noorat Place Cranbourne North VIC 3977	\$705,000	31-May-20
63 Wilkiea Crescent Cranbourne North VIC 3977	\$690,000	22-Sep-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 October 2020



## OBrien Real Estate

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### 61 Noorat Place Cranbourne North VIC 3977

4 2 2

Sold Price

**\$705,000**

Sold Date

**31-May-20**

Distance

**0.38km**



### 63 Wilkiea Crescent Cranbourne North VIC 3977

4 2 2

Sold Price

<sup>RS</sup> **\$690,000**

Sold Date

**22-Sep-20**

Distance

**0.97km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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