

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

7 St Mellion Court 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Cranbourne

Period-from

01 Jul 2020

to

30 Jun 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

13 Ferndown Drive Cranbourne VIC 3977	\$650,000	23-Apr-21
19 Ferndown Drive Cranbourne VIC 3977	\$641,250	02-May-21
12 Harpenden Terrace Cranbourne VIC 3977	\$685,000	11-Jun-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: 12 July 2021



OBrien Real Estate

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13 Ferndown Drive Cranbourne VIC 3977

Sold Price

\$650,000

Sold Date

23-Apr-21

4 2 2

Distance

1.26km



19 Ferndown Drive Cranbourne VIC 3977

Sold Price

\$641,250

Sold Date

02-May-21

3 2 2

Distance

1.21km



12 Harpenden Terrace Cranbourne VIC 3977

Sold Price

^{RS} **\$685,000** ^{UN}

Sold Date

11-Jun-21

3 2 2

Distance

1.18km



4 Hazelmere Avenue Cranbourne West VIC 3977

Sold Price

^{RS} **\$625,000**

Sold Date

03-May-21

6 2 4

Distance

0.89km



5 Harrison Drive Cranbourne VIC 3977

Sold Price

^{RS} **\$630,000**

Sold Date

03-Jun-21

3 1 4

Distance

0.76km

RS = Recent sale

UN = Undisclosed Sale

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