

## 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

1/4 Haven Court Cranbourne 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

\$460,000

&

\$505,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Cranbourne

Period-from

01 Sep 2020

to

31 Aug 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

28 Denistoun Crescent Cranbourne VIC 3977	\$500,000	17-Jun-21
41 Miralie Way Cranbourne West VIC 3977	\$500,000	16-Jun-21
6 Christine Street Cranbourne VIC 3977	\$465,000	05-Aug-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: 29 September 2021



## OBrien Real Estate

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### 28 Denistoun Crescent Cranbourne VIC 3977

3 2 2

Sold Price

**\$500,000**

Sold Date

**17-Jun-21**

Distance

**2.48km**



### 41 Miralie Way Cranbourne West VIC 3977

3 1 1

Sold Price

Sold Date

**16-Jun-21**

Distance

**1.66km**



### 6 Christine Street Cranbourne VIC 3977

3 1 1

Sold Price

**\$465,000**

Sold Date

**05-Aug-21**

Distance

**0.55km**



### 32A Bowen Street Cranbourne VIC 3977

2 1 1

Sold Price

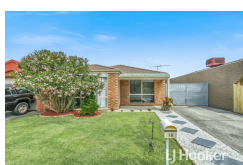
**\$495,000**

Sold Date

**29-Jun-21**

Distance

**1.31km**



### 18 Cirai Crescent Cranbourne West VIC 3977

3 1 2

Sold Price

**\$475,000**

Sold Date

**10-Jul-21**

Distance

**1.43km**

RS = Recent sale

UN = Undisclosed Sale

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