

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 22 Black Gum Crescent Cranbourne West VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between \$620,000 & \$670,000

Median sale price

Median price \$ 510,000 *House X Suburb Cranbourne Victoria 3977

Period - From Apr 2017 to Mar 2018 Source Corelogic

Comparable property sales

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 Hayton Park Boulevard Cranbourne West VIC 3977	\$640,000	09-Feb-18
2 17 Bugle Lane Cranbourne West VIC 3977	\$685,000	18-Oct-17
3 13 Crepe Avenue Cranbourne West VIC 3977	\$662,500	27-Dec-17



O'Brien Real Estate