

Mina Saad

P 59950500 M 0401053553

E mina.saad@obrienrealestate.com.au

Statement of Information

Median Price

Period-from

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Suburb

Cranbourne East

Corelogic

Property offered for sal	le				
Address Including suburb and postcode	30 Stone Hill Circuit Cranbourne East VIC 3977				
Indicative selling price					
For the meaning of this price	e see consumer.vic.gov.	.au/underquoting (*	Delete single price	or range as	applicable)
Single Price		or range between	\$595,000	&	\$640,000
Median sale price (*Delete house or unit as ap	plicable)				

Χ

31 Oct 2018

*Unit

Source

Comparable property sales (*Delete A or B below as applicable)

\$580,000

01 Nov 2017

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.

*House

to

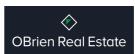
Address of comparable property	Price	Date of sale	
34 Stone Hill Circuit Cranbourne East VIC 3977	\$650,000	06-Jun-18	
17 Stone Hill Circuit Cranbourne East VIC 3977	\$615,000	15-Oct-18	
10 Cromwell Lane Cranbourne East VIC 3977	\$645,000	07-Aug-18	

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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34 Stone Hill Circuit Cranbourne East VIC 3977

₾ 2 😞 2

Sold Price \$650,000 Sold Date 06-Jun-18

0.04km Distance



17 Stone Hill Circuit Cranbourne East VIC 3977

₾ 2 😞 2

Sold Price

\$615,000

Sold Date

15-Oct-18

Distance 0.12km



10 Cromwell Lane Cranbourne East Sold Price **VIC 3977**

\$645,000

Sold Date 07-Aug-18

四 4

= 4

= 4

₾ 2

⇔ 2

0.24km Distance

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