

## 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

52 Springhill Drive 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

\$565,000

&

\$605,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,000

Property type

House

Suburb

Cranbourne

Period-from

01 Nov 2020

to

31 Oct 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

1 Athena Court Cranbourne VIC 3977	\$595,000	06-Sep-21
56 Mannavue Boulevard Cranbourne North VIC 3977	\$590,000	18-Oct-21
2A Hotham Street Cranbourne VIC 3977	\$575,000	18-Jul-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: 17 November 2021



## OBrien Real Estate

Steve Harrison

M 0407800915

E [steve.harrison@obrienrealestate.com.au](mailto:steve.harrison@obrienrealestate.com.au)



### 1 Athena Court Cranbourne VIC 3977

3 2 2

Sold Price **\$595,000** Sold Date **06-Sep-21**

Distance **0.93km**



### 56 Mannavue Boulevard Cranbourne North VIC 3977

3 2 2

Sold Price <sup>RS</sup> **\$590,000** <sup>UN</sup> Sold Date **18-Oct-21**

Distance **1.29km**



### 2A Hotham Street Cranbourne VIC 3977

3 2 2

Sold Price **\$575,000** Sold Date **18-Jul-21**

Distance **1.95km**

RS = Recent sale

UN = Undisclosed Sale

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