OBrien Real Estate

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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

15 Woodchase Court Cranbourne East VIC 3977

4 2 2

Indicative Selling Price

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

Range between $630,000 & $660,000

Median Sale Price

$575,000 Houses in Cranbourne east between 01 Feb 2018 - 31 Jan 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



10 Cromwell Lane Cranbourne East VIC 3977 Sold Price **$645,000** Sold Date **07-Aug-18**

4 2 2 Distance **0.4km**



6 Foxhound Grove Cranbourne East VIC 3977 Sold Price **$682,500** Sold Date **30-Sep-18**

4 2 2 Distance **0.99km**



4 Beauchamp Way Cranbourne East VIC 3977 Sold Price **$625,000** Sold Date **25-Sep-18**

4 2 2 Distance **1km**

RS = Recent sale **UN** = Undisclosed Sale

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