

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

43 CORNWELL CRESCENT CRANBOURNE EAST VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$695,000

&

\$745,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$666,075

Property type

House

Suburb

Cranbourne East

Period-from

01 May 2021

to

30 Apr 2022

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

7 FETLOCK LANE CRANBOURNE EAST VIC 3977	\$735,000	05-Oct-21
7 FERNISKY DRIVE CRANBOURNE EAST VIC 3977	\$720,000	30-Jan-22
6 KIRWAN DRIVE CRANBOURNE EAST VIC 3977	\$765,500	22-Jan-22

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: 11 May 2022



OBrien Real Estate

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**7 FETLOCK LANE CRANBOURNE
EAST VIC 3977**

Sold Price

\$735,000

Sold Date

05-Oct-21



5



2



2

Distance

-



**7 FERNISKY DRIVE CRANBOURNE
EAST VIC 3977**

Sold Price

\$720,000

Sold Date

30-Jan-22



3



2



6

Distance

0.09km



**6 KIRWAN DRIVE CRANBOURNE
EAST VIC 3977**

Sold Price

\$765,500

Sold Date

22-Jan-22



4



2



2

Distance

0.2km

UJ Hooker

RS = Recent sale

UN = Undisclosed Sale

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