

## 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

13 Butterfield Place 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

\$535,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,000

\*House

X

\*Unit

Suburb

Cranbourne East

Period-from

01 Sep 2017

to

31 Aug 2018

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 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

3 Butterfield Place Cranbourne East VIC 3977	\$591,000	02-May-18
41 Hunt Club Boulevard Cranbourne East VIC 3977	\$605,585	23-May-18
8 Oak Post Place Cranbourne East VIC 3977	\$541,050	05-Jun-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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OBrien Real Estate

Mina Saad

P 59950500

M 0401053553

E mina.saad@obrienrealestate.com.au



**3 Butterfield Place Cranbourne East  
VIC 3977**

Sold Price

**\$591,000**

Sold Date

**02-May-18**



3



2



2

Distance

**0.09km**



**41 Hunt Club Boulevard Cranbourne  
East VIC 3977**

Sold Price

**\$605,585**

Sold Date

**23-May-18**



3



2



2

Distance

**0.25km**



**8 Oak Post Place Cranbourne East  
VIC 3977**

Sold Price

**\$541,050**

Sold Date

**05-Jun-18**



3



2



2

Distance

**0.36km**

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