

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 25 Joyce Street Cranbourne West VIC 3977

Indicative selling price

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

range between \$540,000 & \$590,000

Median sale price

Median price \$ 484,750 *House X Suburb Cranbourne Victoria 3977

Period - From Aug 2017 to Jan 2018 Source Corelogic

Comparable property sales

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
1 13 Annand Close Cranbourne West VIC 3977	\$531,000	28-Nov-17
2 39 Breamlea Way Cranbourne West VIC 3977	\$546,000	18-Oct-17
3 4 Reginald Court Cranbourne West VIC 3977	\$565,000	22-Nov-17



O'Brien Real Estate