

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

23 Chatham Close 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

\$475,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Sep 2018

to

31 Aug 2019

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

34 Cornwell Crescent Cranbourne East VIC 3977	\$465,000	01-Jul-19
6 Cambridge Close Cranbourne East VIC 3977	\$510,000	24-Jun-18
49 Trafalgar Way Cranbourne East VIC 3977	\$477,000	15-Apr-19

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.~~

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OBrien Real Estate

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34 Cornwell Crescent Cranbourne East VIC 3977

Sold Price

\$465,000

Sold Date

01-Jul-19

4 2 2

Distance

0.14km

Notes from your agent

01 Mar 19	Normal Sale	\$490,000-\$530,000	Biggin & Scott - Casey
30 Nov 18	Normal Sale	\$520,000-\$560,000	Biggin & Scott - Casey



6 Cambridge Close Cranbourne East VIC 3977

Sold Price

\$510,000

Sold Date

24-Jun-18

3 2 2

Distance

0.17km



49 Trafalgar Way Cranbourne East VIC 3977

Sold Price

\$477,000

Sold Date

15-Apr-19

3 2 2

Distance

0.18km

Notes from your agent

10 Apr 19	Normal Sale	\$480,000-\$505,000	Area Specialist - Casey
View Description	Hardeep Singh		
08 Apr 19	Normal Sale	\$495,000-\$520,000	Area Specialist - Casey
View Description	Hardeep Singh		
05 Mar 19	Normal Sale	\$510,000-\$550,000	Area Specialist - Casey

RS = Recent sale

UN = Undisclosed Sale

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