

## 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

4 Dunlavin Way Cranbourne East VIC 3977

### Indicative selling price

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

Single Price

or range  
between

\$475,000

&

\$515,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$555,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Oct 2018

to

30 Sep 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

7 Thenford Close Cranbourne East VIC 3977	\$540,000	21-May-19
29 Dartmoor Drive Cranbourne East VIC 3977	\$509,000	29-Aug-19
12 Brindalee Place Cranbourne East VIC 3977	\$512,500	21-May-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.~~

This Statement of Information was prepared on: 15 October 2019



## OBrien Real Estate

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### 7 Thenford Close Cranbourne East VIC 3977

3 2 2

Sold Price

**\$540,000**

Sold Date

**21-May-19**

Distance

**0.47km**



### 29 Dartmoor Drive Cranbourne East VIC 3977

3 2 2

Sold Price

**\$509,000**

Sold Date

**29-Aug-19**

Distance

**0.49km**



### 12 Brindalee Place Cranbourne East VIC 3977

3 2 2

Sold Price

**\$512,500**

Sold Date

**21-May-19**

Distance

**0.6km**



### 29 Horsham Drive Cranbourne East VIC 3977

3 2 2

Sold Price

**\$530,000**

Sold Date

**05-Jun-19**

Distance

**0.79km**



### 15 Cardiff Grove Cranbourne East VIC 3977

3 2 2

Sold Price

**\$535,000**

Sold Date

**24-Apr-19**

Distance

**1.05km**



### 8 Meadow Croft Court Cranbourne East VIC 3977

3 2 3

Sold Price

**\$545,000**

Sold Date

**16-Sep-19**

Distance

**1.18km**

RS = Recent sale

UN = Undisclosed Sale

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**40 Boronia Avenue Cranbourne VIC 3977** Sold Price **\$550,000** Sold Date **03-May-19**

3 2 2

Distance **1.25km**



**27 Avalon Crescent Cranbourne East VIC 3977** Sold Price **\$515,000** Sold Date **16-Jun-19**

3 2 2

Distance **1.26km**



**22 Hawkeseye Way Cranbourne East VIC 3977** Sold Price **\$520,000** Sold Date **03-Sep-19**

3 2 2

Distance **1.28km**



**52 Majestic Boulevard Cranbourne VIC 3977** Sold Price **\$547,000** Sold Date **01-Oct-19**

3 2 2

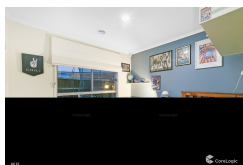
Distance **1.31km**



**61 Donohue Street Cranbourne East VIC 3977** Sold Price **\$545,000** Sold Date **21-Aug-19**

3 2 2

Distance **1.59km**



**15 Tulip Grove Cranbourne VIC 3977** Sold Price **\$525,000<sup>UN</sup>** Sold Date **22-Jul-19**

3 2 2

Distance **1.64km**

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UN = Undisclosed Sale

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