

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

36 DUFF STREET CRANBOURNE 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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Cranbourne

Period-from

01 Jul 2021

to

30 Jun 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

26 EVELYNE AVENUE CRANBOURNE VIC 3977	\$610,000	10-May-22
6 MILES COURT CRANBOURNE VIC 3977	\$630,000	02-Jun-22
73 CIRCLE DRIVE SOUTH CRANBOURNE VIC 3977	\$630,000	03-Jun-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: 19 July 2022



OBrien Real Estate

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* REGISTER TO INSPECT *

Be sure to register your interest with the property agent before the property is sold. This is a requirement of the Property Information Act 2016.

Register to inspect

1. Complete the online registration form
2. Receive a unique registration code
3. Show up to the property on the day of inspection
4. Show your registration code to the agent

Be sure to register your interest with the property agent before the property is sold. This is a requirement of the Property Information Act 2016.

Be sure to register your interest with the property agent before the property is sold. This is a requirement of the Property Information Act 2016.

26 EVELYNE AVENUE CRANBOURNE VIC 3977

3 1 2

Sold Price

\$610,000

Sold Date **10-May-22**

Distance

-



6 MILES COURT CRANBOURNE VIC 3977

3 1 2

Sold Price

^{RS} **\$630,000**

Sold Date **02-Jun-22**

Distance

-



73 CIRCLE DRIVE SOUTH CRANBOURNE VIC 3977

4 1 1

Sold Price

Sold Date **03-Jun-22**

Distance

-



41 COCHRANE STREET CRANBOURNE VIC 3977

6 3 2

Sold Price

^{RS} **\$635,000** ^{UN}

Sold Date **10-May-22**

Distance

-



13 HIGHVIEW AVENUE CRANBOURNE VIC 3977

3 1 1

Sold Price

\$655,000

Sold Date **23-Apr-22**

Distance

-



18 BINDING AVENUE CRANBOURNE VIC 3977

3 2 1

Sold Price

Sold Date **01-May-22**

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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165 CAMMS ROAD CRANBOURNE VIC 3977

3 2 2

Sold Price

\$600,000

Sold Date

10-Jun-22

Distance

-



7 RAISELL ROAD CRANBOURNE WEST VIC 3977

3 2 2

Sold Price

^{RS} **\$660,000**

Sold Date

29-Apr-22

Distance

-



12 CURTIS COURT CRANBOURNE VIC 3977

3 2 -

Sold Price

\$607,500

Sold Date

14-May-22

Distance

-



18 ARNOLD STREET CRANBOURNE VIC 3977

4 2 2

Sold Price

\$660,000

Sold Date

01-Jun-22

Distance

-



58 CLAIRMONT AVENUE CRANBOURNE VIC 3977

3 2 2

Sold Price

^{RS} **\$620,000**

Sold Date

28-Jun-22

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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