

## 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

24 Mannavue Boulevard Cranbourne North 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

\$575,000

&

\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$560,500

Property type

House

Suburb

Cranbourne North

Period-from

01 Feb 2019

to

31 Jan 2020

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

43 Prosperity Avenue Cranbourne North VIC 3977	\$599,000	21-Oct-19
26 Mullein Bend Cranbourne North VIC 3977	\$605,000	09-Sep-19
45 Chantenay Parade Cranbourne North VIC 3977	\$576,500	31-Aug-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: 04 February 2020



## OBrien Real Estate

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### 43 Prosperity Avenue Cranbourne North VIC 3977

4 beds 2 bathrooms 2 cars

Sold Price

**\$599,000**

Sold Date

**21-Oct-19**

Distance

**1.16km**



### 26 Mullein Bend Cranbourne North VIC 3977

4 beds 2 bathrooms 2 cars

Sold Price

**\$605,000**

Sold Date

**09-Sep-19**

Distance

**1.53km**



### 45 Chantenay Parade Cranbourne North VIC 3977

4 beds 2 bathrooms 2 cars

Sold Price

**\$576,500**

Sold Date

**31-Aug-19**

Distance

**1.62km**

RS = Recent sale

UN = Undisclosed Sale

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