

# 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 21A CLARENDON STREET, CRANBOURNE 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)

Range between \$390,000 & \$425,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$375,000 \*House ☐ \*Unit ☒ Suburb CRANBOURNE

Period - From JUL 2017 to JUN 2018 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 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. 41A Jillian Street Cranbourne VIC 3977	\$438,000	22-FEB-18
2. 8/7-9 Tucker Street Cranbourne VIC 3977	\$425,000	27-Feb-18
3. 1/7-9 Tucker Street Cranbourne VIC 3977	\$403,000	28-Feb-18



OBrien Real Estate