

Matthew Dewan
P 0416 638 019

M 5995 0500

 ${\hbox{\it E}} \ \ matthew.dewan@obrienrealestate.com.au$

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Dranati.	~ff~~~d	£	حامم
Property	onerea	IOF	Sale

Address Including suburb and postcode	4/18-20 Brunt 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	\$310,000	&	\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$395,000	*Hou	ıse	*Unit	Х	Suburb	Cranbourne
Period-from	01 Mar 2018	to	28 Feb 2019	9	Source	2	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.

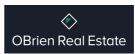
Address of comparable property	Price	Date of sale
3/8 Lyall Street Cranbourne VIC 3977	\$305,100	08-Feb-19
2/121 Clarendon Street Cranbourne VIC 3977	\$355,551	04-Mar-19
8/216 Sladen Street Cranbourne VIC 3977	\$320,000	09-Oct-18

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 six months.

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



Matthew Dewan P 0416 638 019

M 5995 0500

 ${\color{red} E matthew.dewan@obrienrealestate.com.au} \\$



3/8 Lyall Street Cranbourne VIC 3977

Sold Price

\$305,100 Sold Date 08-Feb-19

Distance

0.28km



2/121 Clarendon Street Cranbourne Sold Price VIC 3977

\$3

\$355,551 Sold Date 04-Mar-19

Distance

0.37km



8/216 Sladen Street Cranbourne VIC 3977

\$ 1

Sold Price

\$320,000 Sold Date **09-Oct-18**

VIC

二 2

二 2

🗎 1 🕞 1

₽ 1

Distance 0.85km

RS = Recent sale

UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.