

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

12 Avene 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

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

House

Suburb

Cranbourne

Period-from

01 Dec 2019

to

30 Nov 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

88 Sladen Street Cranbourne VIC 3977	\$485,000	16-Nov-20
1 Lesdon Avenue Cranbourne VIC 3977	\$490,000	24-Aug-20
3 Joseph Banks Crescent Cranbourne VIC 3977	\$500,000	09-Jun-20

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 December 2020



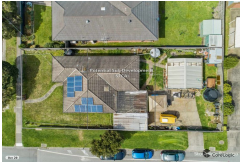
OBrien Real Estate

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88 Sladen Street Cranbourne VIC 3977

3 2 3

Sold Price

^{RS}

\$485,000

Sold Date

16-Nov-20

Distance

2.24km



1 Lesdon Avenue Cranbourne VIC 3977

3 2 4

Sold Price

^{RS}

\$490,000

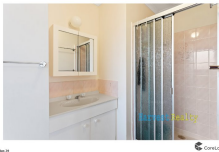
^{UN}

Sold Date

24-Aug-20

Distance

0.67km



3 Joseph Banks Crescent Cranbourne VIC 3977

3 2 2

Sold Price

\$500,000

Sold Date

09-Jun-20

Distance

2km



2 Roberts Road Cranbourne VIC 3977

3 2 2

Sold Price

\$485,000

Sold Date

23-Jun-20

Distance

0.83km



3 Ardmore Street Cranbourne VIC 3977

3 1 2

Sold Price

\$415,000

Sold Date

29-Jun-20

Distance

0.33km



64 Clairmont Avenue Cranbourne VIC 3977

4 2 2

Sold Price

\$445,000

Sold Date

23-Sep-20

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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