

Daniel Gallagher

P 5995 0500

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

E daniel.gallagher@obrienrealestate.com.au

Property offered for sal

Address
Including suburb and postcode

15 Jupiter Crescent Cranbourne West 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	\$540,000	&	\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$535,000	*Ho	use	X	*	Unit		Suburb	Cranbourne West
Period-from	01 Jun 2018	to	31	May 20	019		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.

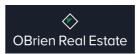
Address of comparable property	Price	Date of sale
17 Jupiter Crescent Cranbourne West VIC 3977	\$570,000	31-Dec-18
15 Hermes Avenue Cranbourne West VIC 3977	\$539,000	19-Feb-19
4 Hermes Avenue Cranbourne West VIC 3977	\$540,000	17-Feb-19

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.

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17 Jupiter Crescent Cranbourne West VIC 3977

aa2

₾ 2

Sold Price

\$570,000 Sold Date

31-Dec-18

0.01km Distance



15 Hermes Avenue Cranbourne West VIC 3977

\$ 2

₽ 2

= 3

= 4

Sold Price

\$539,000 Sold Date 19-Feb-19

Distance 0.29km



4 Hermes Avenue Cranbourne West Sold Price **VIC 3977**

፷ 3 aggregation 2 \$540,000 Sold Date 17-Feb-19

0.3km Distance



67 Aquatic Drive Cranbourne West Sold Price **VIC 3977**

\$563,000 Sold Date

15-Apr-19

Distance 0.38km



22 Bayley Place Cranbourne West Sold Price **VIC 3977**

 \bigcirc 2

\$548,000 Sold Date 30-May-19

Distance

0.53km



11 Bayley Place Cranbourne West **VIC 3977**

₾ 2 四 4 \$ 2 Sold Price

\$585,000 Sold Date **06-Mar-19**

Distance 0.59km

RS = Recent sale

UN = Undisclosed Sale

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