

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

2 Thames Court Cranbourne East 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

\$495,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$568,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Aug 2019

to

31 Jul 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

3 Thames Court Cranbourne East VIC 3977	\$500,000	11-Mar-20
1 Cornwell Crescent Cranbourne East VIC 3977	\$525,000	12-Jun-20
38 Trafalgar Way Cranbourne East VIC 3977	\$500,000	06-Apr-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: 27 August 2020



OBrien Real Estate

Matthew Dewan

P 0416 638 019

M 5995 0500

E matthew.dewan@obrienrealestate.com.au



3 Thames Court Cranbourne East VIC 3977

4 2 2

Sold Price **\$500,000** Sold Date **11-Mar-20**

Distance **0.02km**



1 Cornwell Crescent Cranbourne East VIC 3977

3 2 2

Sold Price ^{RS} **\$525,000** Sold Date **12-Jun-20**

Distance **0.2km**



38 Trafalgar Way Cranbourne East VIC 3977

4 2 2

Sold Price **\$500,000** Sold Date **06-Apr-20**

Distance **0.37km**

RS = Recent sale

UN = Undisclosed Sale

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