

# 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

10 Reginald Court 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 \$430 between		0,000	&	\$470,000	
Median sale price (*Delete house or unit as applicable)									
Median Price	\$547,500	*House X			*Unit		Suburb	Cranbourne West	
Period-from	01 Jan 2018	to	31 Dec	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.

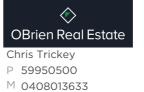
Address of comparable property	Price	Date of sale
2 Knowing Close Cranbourne West VIC 3977	\$430,000	21-Jan-19
8 Rimes Close Cranbourne West VIC 3977	\$463,000	02-Nov-18
41 Central Parkway Cranbourne West VIC 3977	\$465,000	19-Dec-18

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.

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 ${\sf E} \quad {\sf Chris.t@obrienrealestate.com.au}$ 



<u> </u>	2 Knowing Close Cranbourne West VIC 3977		Sold Price	\$430,000	Sold Date	21-Jan-19	
	昌 3	2	⇔ 2			Distance	0.57km



8 Rimes Close Cranbourne West VIC 3977	Sold Price	\$463,000	Sold Date	02-Nov-18
🚍 3 🕒 2 🞧 2			Distance	0.62km



41 Central Parkway Cranbourne West VIC 3977		Sold Price	\$465,000	Sold Date	19-Dec-18	
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