

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

58 Tangemere Way 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

\$565,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$350,000

*House

*Unit

Suburb

Cranbourne East

Period-from

01 Mar 2018

to

28 Feb 2019

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

38 Genevieve Circuit Cranbourne East VIC 3977	\$580,000	03-Jul-18
30 Genevieve Circuit Cranbourne East VIC 3977	\$565,000	22-Oct-18
110A Linsell Boulevard Cranbourne East VIC 3977	\$607,000	02-Nov-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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OBrien Real Estate

Matthew Dewan

P 0416 638 019

M 5995 0500

E matthew.dewan@obrienrealestate.com.au



**38 Genevieve Circuit Cranbourne
East VIC 3977**

4 2 2

Sold Price

\$580,000

Sold Date

03-Jul-18

Distance

0.26km



**30 Genevieve Circuit Cranbourne
East VIC 3977**

4 2 2

Sold Price

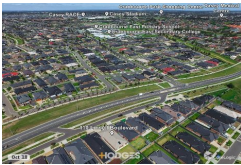
\$565,000

Sold Date

22-Oct-18

Distance

0.3km



**110A Linsell Boulevard Cranbourne
East VIC 3977**

4 2 2

Sold Price

\$607,000

Sold Date

02-Nov-18

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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