

## 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

10 Anice Street Cranbourne East VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$565,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Oct 2019

to

30 Sep 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 Sundew Avenue Cranbourne East VIC 3977	\$525,000	17-Mar-20
14 Cartwright Grove Cranbourne East VIC 3977	\$540,000	04-Mar-20
6 Cartwright Grove Cranbourne East VIC 3977	\$530,000	17-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: 02 October 2020



## OBrien Real Estate

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### 3 Sundew Avenue Cranbourne East VIC 3977

3 Beds 2 Baths 2 Car Spaces

Sold Price

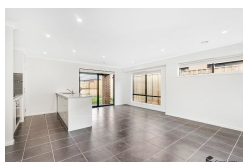
**\$525,000**

Sold Date

**17-Mar-20**

Distance

**0.39km**



### 14 Cartwright Grove Cranbourne East VIC 3977

4 Beds 2 Baths 2 Car Spaces

Sold Price

**\$540,000**

Sold Date

**04-Mar-20**

Distance

**0.17km**



### 6 Cartwright Grove Cranbourne East VIC 3977

4 Beds 2 Baths 3 Car Spaces

Sold Price

**\$530,000**

Sold Date

**17-Jun-20**

Distance

**0.11km**



### 55 Eliburn Drive Cranbourne East VIC 3977

4 Beds 2 Baths 2 Car Spaces

Sold Price

<sup>RS</sup> **\$585,000**

Sold Date

**08-Aug-20**

Distance

**0.69km**



### 80 Parkhurst Drive Cranbourne East VIC 3977

4 Beds 2 Baths 2 Car Spaces

Sold Price

**\$575,000**

Sold Date

**13-Jul-20**

Distance

**0.09km**

RS = Recent sale

UN = Undisclosed Sale

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