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	45 BRITTLE GUM ROAD 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	$685,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$722,000	Property type	House	Suburb	Cranbourne East
Period-from	01 Oct 2023	to	30 Sep 2024	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
8 STARLING STREET CRANBOURNE EAST VIC 3977	$735,000	24-Aug-23
15 STARK CIRCUIT CRANBOURNE EAST VIC 3977	$775,000	13-May-23
23 STARLING STREET CRANBOURNE EAST VIC 3977	$755,000	23-Apr-24

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: 22 October 2024

OBrien Real Estate

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8 STARLING STREET CRANBOURNE EAST VIC 3977

4 2 2

Sold Price **$735,000** Sold Date **24-Aug-23**

Distance **0.22km**



15 STARK CIRCUIT CRANBOURNE EAST VIC 3977

4 2 2

Sold Price **$775,000** Sold Date **13-May-23**

Distance **0.32km**



23 STARLING STREET CRANBOURNE EAST VIC 3977

4 2 2

Sold Price **$755,000** Sold Date **23-Apr-24**

Distance **0.34km**

RS = Recent sale **UN** = Undisclosed Sale

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