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	49 VOLUNTEER AVENUE CRANBOURNE SOUTH 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	$585,000	&	$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$845,000	Property type	House	Suburb	Cranbourne South
Period-from	01 Jul 2022	to	30 Jun 2023	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
85 SPARROW STREET CRANBOURNE VIC 3977	$640,000	06-Jun-23
18 FIRECREST WAY CRANBOURNE SOUTH VIC 3977	$650,000	07-Jun-23
22 LIMANDUS CRESCENT CRANBOURNE SOUTH VIC 3977	$650,000	18-Jun-23

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 July 2023

OBrien Real Estate
Maddie Harris
P 9707 0556
M 0421 106 819
E maddie.harris@obrienrealestate.com.au



85 SPARROW STREET CRANBOURNE VIC 3977

3 2 2

Sold Price RS $640,000 Sold Date 06-Jun-23

Distance 1.85km



18 FIRECREST WAY CRANBOURNE SOUTH VIC 3977

3 2 2

Sold Price RS $650,000 Sold Date 07-Jun-23

Distance 1.08km



22 LIMANDUS CRESCENT CRANBOURNE SOUTH VIC 3977

3 2 2

Sold Price Sold Date 18-Jun-23

Distance 0.39km

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

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