OBrien Real Estate
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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	11 Foxglove Court Cranbourne North 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	$590,000	&	$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$590,000	*House	X	~~*Unit~~		Suburb	Cranbourne North
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
5 Cumquat Court Cranbourne North VIC 3977	$605,000	26-Sep-18
10 Lindenow Court Cranbourne North VIC 3977	$620,000	21-Sep-18
19 Kellett Street Cranbourne North VIC 3977	$600,000	02-Oct-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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5 Cumquat Court Cranbourne North VIC 3977

4 2 2

Sold Price **$605,000** Sold Date **26-Sep-18**

Distance **0.32km**



10 Lindenow Court Cranbourne North VIC 3977

4 2 7

Sold Price **$620,000** Sold Date **21-Sep-18**

Distance **0.55km**



19 Kellett Street Cranbourne North VIC 3977

5 2 2

Sold Price **$600,000** Sold Date **02-Oct-18**

Distance **0.75km**

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

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