OBrien Real Estate

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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

13 McMahon Avenue Cranbourne North VIC 3977

4 2 2

Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $650,000 & $695,000

Median Sale Price

$590,000 Houses in Cranbourne north between 01 Jan 2018 - 31 Dec 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



6 McGarvie Drive Cranbourne North VIC 3977

3 2 2

Sold Price **$620,000** Sold Date **02-Aug-18**

Distance **0.13km**



38 Bronson Circuit Cranbourne North VIC 3977

4 2 2

Sold Price **$690,000** Sold Date **15-Sep-18**

Distance **0.93km**



13 Merrowland Avenue Cranbourne North VIC 3977

4 2 2

Sold Price **$710,000** Sold Date **11-Sep-18**

Distance **1.25km**

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