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	43 Hunt Club Boulevard 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	$670,000	&	$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$570,000	*House	X	~~*Unit~~		Suburb	Cranbourne East
Period-from	01 Apr 2018	to	31 Mar 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
3 Coven Heath Cranbourne East VIC 3977	$705,000	19-Dec-18
19 Bathgate Crescent Cranbourne East VIC 3977	$680,000	20-Oct-18
6 Chamberlain Street Cranbourne East VIC 3977	$670,000	10-Jan-19

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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3 Coven Heath Cranbourne East VIC 3977

4 2 2

Sold Price **$705,000** Sold Date **19-Dec-18**

Distance **0.62km**

Notes from your agent

Land Area: 691 SQM Building Area: 280.69 SQM Year Built: 2005



19 Bathgate Crescent Cranbourne East VIC 3977

4 2 2

Sold Price **$680,000** Sold Date **20-Oct-18**

Distance **1.14km**



6 Chamberlain Street Cranbourne East VIC 3977

5 2 2

Sold Price **$670,000** Sold Date **10-Jan-19**

Distance **1.69km**

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

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