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<br>Including suburb and postcode | 11 Loch Street Cranbourne |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| | | | | |
|---|---|---|---|---|
| | Range between | $440,000 | & | $484,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Median price | $537,500 | *House | X | *Unit | | Suburb | Cranbourne |
| Period - From | August 2017` | to | July 2018 | | | Source | CoreLogic |

## Comparable property sales

**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 |
|---|---|---|
| 1. 7 Canterbury Street Cranbourne | $540,000 | 01-Jun-18 |
| 2. 22 Barkly Street Cranbourne | $530,000 | 25-Apr-18 |
| 3. 10 Brocker Street, Clyde North VIC 3978 | $560,000 | 03-Apr-18 |

OBrien Real Estate