OBrien Real Estate
Charles Raj
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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	17 Henbury Street 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	$738,000	&	$798,000

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
29 Epsom Lane Cranbourne North VIC 3977	$754,900	07-Nov-18
11 Destiny Drive Cranbourne North VIC 3977	$754,900	19-Dec-18
28 Malmesbury Road Cranbourne North VIC 3977	$761,000	27-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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29 Epsom Lane Cranbourne North VIC 3977

4 2 2

Sold Price **$754,900** Sold Date **07-Nov-18**

Distance **1.3km**



11 Destiny Drive Cranbourne North VIC 3977

4 2 2

Sold Price Sold Date **19-Dec-18**

Distance **1.34km**



28 Malmesbury Road Cranbourne North VIC 3977

4 3 2

Sold Price **$761,000** Sold Date **27-Oct-18**

Distance **1.36km**

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

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