OBrien Real Estate
Mark Sewell
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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	9 Westwood Road 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	$550,000	&	$599,000

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
30 Foxwood Drive Cranbourne East VIC 3977	$570,000	09-Jan-19
29 Stately Drive Cranbourne East VIC 3977	$557,777	04-Feb-19
7 Thunderbolt Drive Cranbourne East VIC 3977	$553,000	20-Mar-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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30 Foxwood Drive Cranbourne East VIC 3977

3 2 3

Sold Price **$570,000** Sold Date **09-Jan-19**

Distance **1.55km**



29 Stately Drive Cranbourne East VIC 3977

4 2 2

Sold Price **$557,777** Sold Date **04-Feb-19**

Distance **1.12km**



7 Thunderbolt Drive Cranbourne East VIC 3977

4 2 2

Sold Price **$553,000** Sold Date **20-Mar-19**

Distance **0.43km**

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

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