OBrien Real Estate
Marsh Schwallie
M 0498234404
E marsh.schwallie@obrienrealestate.com.au

# 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 | 12 John Russell Road Cranbourne West 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 | $570,000 | & | $610,000 |
|---|---|---|---|---|---|

## Median sale price

(*Delete house or unit as applicable)

| Median Price | $535,000 | *House | X | ~~*Unit~~ | | Suburb | Cranbourne West |
|---|---|---|---|---|---|---|---|
| Period-from | 01 Jun 2018 | to | 31 May 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 6 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 |
|---|---|---|
| 26 Red Cap Drive Cranbourne West VIC 3977 | $581,000 | 23-Apr-18 |
| 3 Bugle Lane Cranbourne West VIC 3977 | $610,000 | 21-Aug-18 |
| 23 Lemon Grove Cranbourne West VIC 3977 | $585,500 | 05-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 6 months.~~

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**26 Red Cap Drive Cranbourne West VIC 3977**
3 2 2

Sold Price **$581,000** Sold Date **23-Apr-18**
Distance **0.52km**



**3 Bugle Lane Cranbourne West VIC 3977**
3 2 2

Sold Price **$610,000** Sold Date **21-Aug-18**
Distance **0.65km**



**23 Lemon Grove Cranbourne West VIC 3977**
3 2 2

Sold Price **$585,500** Sold Date **05-Mar-19**
Distance **0.9km**

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

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