OBrien Real Estate
Mina Saad
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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	6 Roebourne Mews 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	$480,000	&	$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$555,000	*House	X	~~*Unit~~		Suburb	Cranbourne East
Period-from	01 Sep 2018	to	31 Aug 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
2 Kirwan Drive Cranbourne East VIC 3977	$495,000	17-Jun-19
4 Corrigans Road Cranbourne East VIC 3977	$523,000	28-Feb-19
8 Essex Court Cranbourne East VIC 3977	$492,000	16-Jun-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.~~

This Statement of Information was prepared on: 04 September 2019

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2 Kirwan Drive Cranbourne East VIC 3977

3 2 2

Sold Price **$495,000** Sold Date **17-Jun-19**

Distance **0.36km**



4 Corrigans Road Cranbourne East VIC 3977

3 2 2

Sold Price **$523,000** Sold Date **28-Feb-19**

Distance **0.76km**



8 Essex Court Cranbourne East VIC 3977

3 2 2

Sold Price **$492,000** Sold Date **16-Jun-19**

Distance **0.85km**

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

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