Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1/155 Endeavour Drive 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	$400,000	&	$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$570,000	Property type	Other	Suburb	Cranbourne North
Period-from	01 Sep 2019	to	31 Aug 2020	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
3/72 Huon Park Road Cranbourne North VIC 3977	$430,000	20-Jul-20
39 Renlik Circuit Cranbourne North VIC 3977	$410,000	01-Jun-20
5 Elderberry Alley Cranbourne North VIC 3977	$430,000	22-Jun-20

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: 30 September 2020

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

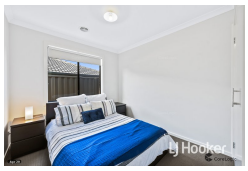


3/72 Huon Park Road Cranbourne North VIC 3977

2 2 1

Sold Price **$430,000** Sold Date **20-Jul-20**

Distance **1.11km**



39 Renlik Circuit Cranbourne North VIC 3977

2 1 1

Sold Price **$410,000** Sold Date **01-Jun-20**

Distance **4.13km**



5 Elderberry Alley Cranbourne North VIC 3977

3 2 2

Sold Price **$430,000** Sold Date **22-Jun-20**

Distance **4.24km**

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

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