OBrien Real Estate
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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	5 Nelson Street 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	$4,200,000	&	$4,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$357,500	*House		*Unit		Suburb	Cranbourne East
Period-from	01 Oct 2017	to	30 Sep 2018	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
4 Adrian Street Cranbourne East VIC 3977	$4,000,000	19-Dec-17
1591 South Gippsland Highway Cranbourne East VIC 3977	$4,378,000	17-Nov-17

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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4 Adrian Street Cranbourne East VIC 3977

4 2 2

Sold Price **$4,000,000** Sold Date **19-Dec-17**

Distance **0.14km**



1591 South Gippsland Highway Cranbourne East VIC 3977

4 2 2

Sold Price **$4,378,000** Sold Date **17-Nov-17**

Distance **0.71km**

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