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	16 Desert Rose Court Cranbourne 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	&	$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$529,000	*House	X	~~*Unit~~		Suburb	Cranbourne
Period-from	01 May 2018	to	30 Apr 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
58 Pepperbush Circuit Cranbourne VIC 3977	$580,000	31-Dec-18
23 Tulip Grove Cranbourne VIC 3977	$582,000	19-Dec-18
12 Dryandra Place Cranbourne VIC 3977	$590,000	25-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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58 Pepperbush Circuit Cranbourne VIC 3977

4 2 2

Sold Price **$580,000** Sold Date **31-Dec-18**

Distance **0.2km**



23 Tulip Grove Cranbourne VIC 3977

4 2 2

Sold Price **$582,000** Sold Date **19-Dec-18**

Distance **0.31km**



12 Dryandra Place Cranbourne VIC 3977

4 2 2

Sold Price RS **$590,000** Sold Date **25-Mar-19**

Distance **0.58km**

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

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