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	3 BLUE BUSH WAY 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	$830,000	&	$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$710,000	Property type	House	Suburb	Cranbourne East
Period-from	01 May 2023	to	30 Apr 2024	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
8 NEWINGTON DRIVE CRANBOURNE EAST VIC 3977	$870,000	23-Feb-24
9 METEORITE WAY CRANBOURNE EAST VIC 3977	$852,500	22-Jan-24
54 PRENDERGAST AVENUE CRANBOURNE EAST VIC 3977	$890,000	12-Dec-23

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: 02 May 2024

OBrien Real Estate
Charles Raj
P 0359950500
M 0421476789
E charles.raj@obrienrealestate.com.au



8 NEWINGTON DRIVE CRANBOURNE EAST VIC 3977

4 2 2

Sold Price **$870,000** Sold Date **23-Feb-24**

Distance **1.33km**



9 METEORITE WAY CRANBOURNE EAST VIC 3977

4 2 2

Sold Price **$852,500** Sold Date **22-Jan-24**

Distance **1.05km**



54 PRENDERGAST AVENUE CRANBOURNE EAST VIC 3977

4 2 2

Sold Price **$890,000** Sold Date **12-Dec-23**

Distance **1km**

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

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