

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

40 Courtenay Avenue 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

\$449,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$557,500

Property type

Other

Suburb

Cranbourne North

Period-from

01 Mar 2019

to

29 Feb 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

16 Mulberry Court Cranbourne North VIC 3977	\$482,000	27-Nov-19
27 Eliza Street Cranbourne North VIC 3977	\$468,000	02-Feb-20
36 Lansell Drive Cranbourne North VIC 3977	\$459,500	09-Sep-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: 06 March 2020



OBrien Real Estate

Denis Hennequin

P 03 5995 0500

M 0401962278

E denis.hennequin@obrienrealestate.com.au



16 Mulberry Court Cranbourne North VIC 3977

3 1 1

Sold Price

\$482,000

Sold Date

27-Nov-19

Distance

0.21km



27 Eliza Street Cranbourne North VIC 3977

3 1 1

Sold Price

\$468,000

Sold Date

02-Feb-20

Distance

0.91km



36 Lansell Drive Cranbourne North VIC 3977

3 1 2

Sold Price

\$459,500

Sold Date

09-Sep-19

Distance

1.04km

RS = Recent sale

UN = Undisclosed Sale

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