



OBrien Real Estate

Marsh Schwallie

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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

37 Charlbury Crescent 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

\$625,000

&

\$665,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

*House

X

*Unit

Suburb

Cranbourne North

Period-from

01 Aug 2018

to

31 Jul 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 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 Tamarind Road Cranbourne North VIC 3977	\$640,000	17-Mar-19
268 Alisma Boulevard Cranbourne North VIC 3977	\$645,000	07-May-19
7 Epsom Lane Cranbourne North VIC 3977	\$654,900	12-Jun-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: 22 August 2019

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3 Tamarind Road Cranbourne North VIC 3977 Sold Price

\$640,000 Sold Date **17-Mar-19**

4 2 2

Distance **1.38km**



268 Alisma Boulevard Cranbourne North VIC 3977 Sold Price

\$645,000 Sold Date **07-May-19**

4 2 2

Distance **1.46km**



7 Epsom Lane Cranbourne North VIC 3977 Sold Price

\$654,900 Sold Date **12-Jun-19**

4 2 2

Distance **1.56km**

RS = Recent sale

UN = Undisclosed Sale

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