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

19 Carey Street 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	\$550,000	&	\$600,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$570,000	Prop	erty type	type House		Suburb	Cranbourne North
Period-from	01 Nov 2018	to	31 Oct 2	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
9 Landau Court Cranbourne North VIC 3977	\$557,000	24-Jun-19
38 Waterbury Street Cranbourne VIC 3977	\$550,000	17-Jun-19
20 Denham Crescent Cranbourne North VIC 3977	\$550,000	06-Aug-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: 19 November 2019



consumer.vic.gov.au

OBrien Real Estate

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9 Landau Court Cranbourne North VIC 3977			Sold Price	\$557,000	Sold Date	24-Jun-19
4	3	⇔ ²			Distance	0.26km



38 Waterbury Street Cranbourne VIC 3977			Sold Price	\$550,000	\$550,000 Sold Date		
酉 4	2 🚔	⇔ 2			Distance	0.31km	



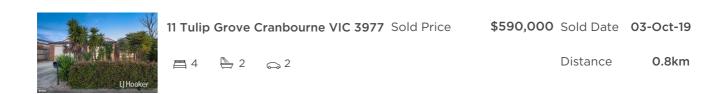
	nham Cre VIC 3977		Sold Price	S	old Date	06-Aug-19
昌 4	2	G ³		C	Distance	0.35km



4	47 Flametree Circuit Cranbourne VIC 3977			Sold Price	\$589,000	Sold Date	20-Jul-19
and a second	酉 4	2 🚔	ç; 2			Distance	0.55km



90 Hoysted Avenue Cranbourne North VIC 3977			Sold Price	\$550,000 Sold Date	e 16-Sep-19
昌 4	2	⇔ 2		Distance	0.61km



RS = Recent sale UN = Undisclosed Sale

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24 Bor 3977	onia Av	enue Cranbou	rne VIC Sol	d Price	\$570,000	Sold Date	12-Oct-19
圔 4	2	<u></u>				Distance	0.82km



186	7 Carinya Court Cranbourne North VIC 3977			Sold Price	\$599,000	Sold Date	29-Jun-19
III V	昌 4	2 🚔	ç⊋ 2			Distance	0.87km



	16 Desert Rose Court Cranbourne VIC 3977			Sold Price	\$580,000	Sold Date	30-May-19
CoreLosk	昌 4	2	⇔ 4			Distance	0.92km



33 Marylyn Place Cranbourne VIC 3977			Sold Price	\$550,000	Sold Date	16-Sep-19
₿ 3	2	⇔ 2			Distance	1.59km

RS = Recent sale UN = Undisclosed Sale

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