

## 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](http://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

Property type

House

Suburb

Cranbourne North

Period-from

01 Nov 2018

to

31 Oct 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



## OBrien Real Estate

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### 9 Landau Court Cranbourne North VIC 3977

4 3 2

Sold Price

**\$557,000**

Sold Date

**24-Jun-19**

Distance

**0.26km**



### 38 Waterbury Street Cranbourne VIC 3977

4 2 2

Sold Price

**\$550,000**

Sold Date

**17-Jun-19**

Distance

**0.31km**



### 20 Denham Crescent Cranbourne North VIC 3977

4 2 3

Sold Price

Sold Date

**06-Aug-19**

Distance

**0.35km**



### 47 Flametree Circuit Cranbourne VIC 3977

4 2 2

Sold Price

**\$589,000**

Sold Date

**20-Jul-19**

Distance

**0.55km**



### 90 Hoysted Avenue Cranbourne North VIC 3977

4 2 2

Sold Price

**\$550,000**

Sold Date

**16-Sep-19**

Distance

**0.61km**



### 11 Tulip Grove Cranbourne VIC 3977

4 2 2

Sold Price

**\$590,000**

Sold Date

**03-Oct-19**

Distance

**0.8km**

RS = Recent sale

UN = Undisclosed Sale

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**24 Boronia Avenue Cranbourne VIC 3977** Sold Price **\$570,000** Sold Date **12-Oct-19**

4 2 2

Distance **0.82km**



**7 Carinya Court Cranbourne North VIC 3977** Sold Price **\$599,000** Sold Date **29-Jun-19**

4 2 2

Distance **0.87km**



**16 Desert Rose Court Cranbourne VIC 3977** Sold Price **\$580,000** Sold Date **30-May-19**

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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