

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



14 CRANBOURNE DRIVE, CRANBOURNE,  3  2  2

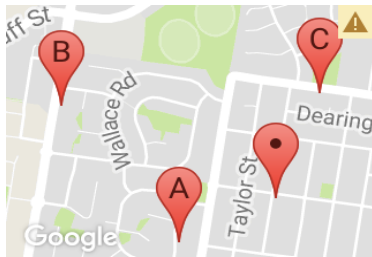
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$520,000 to \$570,000

Provided by: Declan McAuliffe, LJ Hooker Cranbourne

MEDIAN SALE PRICE



CRANBOURNE, VIC, 3977

Suburb Median Sale Price (House)

\$517,000

01 July 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



14 VALERIE DR, CRANBOURNE, VIC 3977  3  1  1

Sale Price

\$550,000

Sale Date: 27/11/2017

Distance from Property: 351m



48 MONAHANS RD, CRANBOURNE, VIC 3977  3  1  4

Sale Price

***\$568,000**

Sale Date: 09/11/2017

Distance from Property: 773m



32 CLARENDON ST, CRANBOURNE, VIC 3977  3  1  2

Sale Price

\$550,000

Sale Date: 07/10/2017

Distance from Property: 401m



This report has been compiled on 13/02/2018 by LJ Hooker Cranbourne. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

14 CRANBOURNE DRIVE, CRANBOURNE, VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$520,000 to \$570,000

Median sale price

Median price \$517,000

House

Unit

Suburb

CRANBOURNE

Period 01 July 2017 to 31 December 2017

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
14 VALERIE DR, CRANBOURNE, VIC 3977	\$550,000	27/11/2017
48 MONAHANS RD, CRANBOURNE, VIC 3977	*\$568,000	09/11/2017
32 CLARENDON ST, CRANBOURNE, VIC 3977	\$550,000	07/10/2017