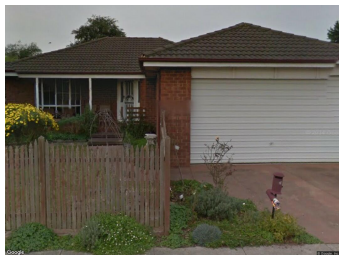


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



45 HAMILTON 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: Darren Saxon, LJ Hooker Cranbourne

MEDIAN SALE PRICE



CRANBOURNE NORTH, VIC, 3977

Suburb Median Sale Price (House)

\$555,000

01 April 2017 to 31 March 2018

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.



1 JOSEPHINE AVE, CRANBOURNE NORTH, VIC

 3  2  2

Sale Price

***\$536,000**

Sale Date: 01/03/2018

Distance from Property: 68m



12 JESSIE ST, CRANBOURNE NORTH, VIC 3977

 3  2  2

Sale Price

***\$550,000**

Sale Date: 27/02/2018

Distance from Property: 266m



6 OATES CRT, CRANBOURNE NORTH, VIC

 3  2  2

Sale Price

***\$555,000**

Sale Date: 26/02/2018

Distance from Property: 284m



This report has been compiled on 23/05/2018 by LJ Hooker Cranbourne. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

45 HAMILTON DRIVE, CRANBOURNE NORTH, 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

\$555,000

House

Unit

Suburb

CRANBOURNE
NORTH

Period

01 April 2017 to 31 March 2018

Source

pricfinder

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
1 JOSEPHINE AVE, CRANBOURNE NORTH, VIC 3977	*\$536,000	01/03/2018
12 JESSIE ST, CRANBOURNE NORTH, VIC 3977	*\$550,000	27/02/2018
6 OATES CRT, CRANBOURNE NORTH, VIC 3977	*\$555,000	26/02/2018