

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

4 KINGSBARN COURT, CRANBOURNE, VIC 3977

Indicative selling price

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

Price Range: \$590,000 to \$640,000

Median sale price

Median price \$500,800

House

Unit

Suburb CRANBOURNE

Period 01 January 2017 to 31 December 2017

Source

 pricefinder

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
7 SILVERSTONE DR, CRANBOURNE, VIC 3977	\$595,000	29/10/2017
3 PORTRUSH TCE, CRANBOURNE, VIC 3977	\$620,500	22/12/2017
15 KINGSBARN CRT, CRANBOURNE, VIC 3977	\$600,000	14/11/2017