

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



15 VALEPARK CRESCENT,

 3  1  1

Indicative Selling Price

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

Price Range: \$570,000 to \$627,000

Provided by: Vikram Dhankhar, LJ Hooker Cranbourne

MEDIAN SALE PRICE



CRANBOURNE, VIC, 3977

Suburb Median Sale Price (House)

\$485,777

01 April 2017 to 30 September 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.



7 BOWEN ST, CRANBOURNE, VIC 3977

 3  1  2

Sale Price

Price Withheld

Sale Date: 06/09/2017

Distance from Property: 1.9km



59 CIRCLE DR, CRANBOURNE, VIC 3977

 3  2  2

Sale Price

\$575,000

Sale Date: 13/06/2017

Distance from Property: 1.7km



124 CAMMS RD, CRANBOURNE, VIC 3977

 2  1  1

Sale Price

\$620,000

Sale Date: 21/06/2017

Distance from Property: 2km



This report has been compiled on 12/10/2017 by LJ Hooker Cranbourne. Property Data Solutions Pty Ltd 2017 - 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

15 VALEPARK CRESCENT, CRANBOURNE, VIC 3977

Indicative selling price

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Price Range: \$570,000 to \$627,000

Median sale price

Median price \$485,777

House

Unit

Suburb

CRANBOURNE

Period 01 April 2017 to 30 September 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
7 BOWEN ST, CRANBOURNE, VIC 3977	Price Withheld	06/09/2017
59 CIRCLE DR, CRANBOURNE, VIC 3977	\$575,000	13/06/2017
124 CAMMS RD, CRANBOURNE, VIC 3977	\$620,000	21/06/2017