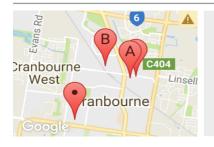


## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## **MEDIAN SALE PRICE**



40.4m

# CRANBOURNE, VIC, 3977

Suburb Median Sale Price (House)

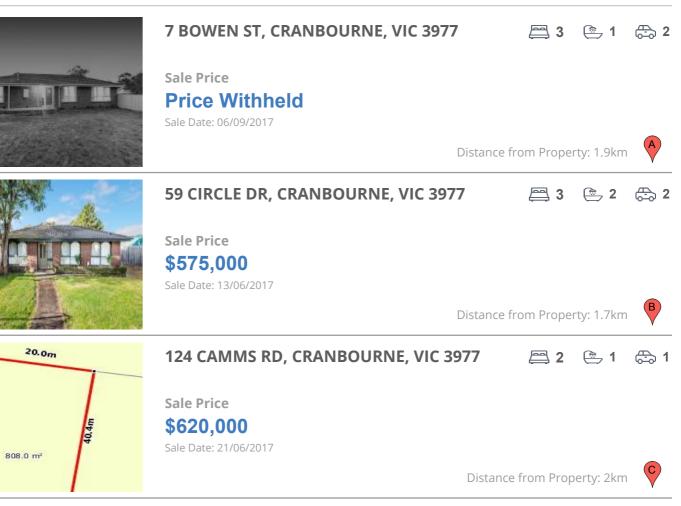
\$485,777

01 April 2017 to 30 September 2017

Provided by: pricefinder

### **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.



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

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

Price Range:

\$570,000 to \$627,000

#### Median sale price

Median price	\$485,777	House X	Unit	Suburb	CRANBOURNE
Period	01 April 2017 to 30 Se	ptember 2017	Source	р	ricefinder

### **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

