

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



34 CAMPBELL PARADE, CRANBOURNE,

 3  1  2

Indicative Selling Price

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

Price Range: **\$490,000 to \$535,000**

Provided by: Darren Saxon, LJ Hooker Cranbourne

MEDIAN SALE PRICE



CRANBOURNE, VIC, 3977

Suburb Median Sale Price (House)

\$490,000

01 January 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.



13 FAIRBAIRN RD, CRANBOURNE, VIC 3977

 3  1  1

Sale Price

***\$520,000**

Sale Date: 30/11/2017

Distance from Property: 451m



6 HUDSON ST, CRANBOURNE, VIC 3977

 3  1  2

Sale Price

***\$500,500**

Sale Date: 27/11/2017

Distance from Property: 159m



74 CLARENDON ST, CRANBOURNE, VIC 3977

 3  1  2

Sale Price

\$530,000

Sale Date: 11/09/2017

Distance from Property: 647m



This report has been compiled on 06/02/2018 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

34 CAMPBELL PARADE, CRANBOURNE, VIC 3977

Indicative selling price

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

Price Range: \$490,000 to \$535,000

Median sale price

Median price

\$490,000

House

Unit

Suburb

CRANBOURNE

Period

01 January 2017 to 31 December 2017

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
13 FAIRBAIRN RD, CRANBOURNE, VIC 3977	*\$520,000	30/11/2017
6 HUDSON ST, CRANBOURNE, VIC 3977	*\$500,500	27/11/2017
74 CLARENDON ST, CRANBOURNE, VIC 3977	\$530,000	11/09/2017