

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**2 STEPHELLEN WAY, CRANBOURNE**

 3  2  2

Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**\$480,000 to \$520,000**

Provided by: Darren Saxon, LJ Hooker Cranbourne

## SUBURB MEDIAN



**CRANBOURNE WEST, VIC, 3977**

Suburb Median Sale Price (House)

**\$435,000**

01 April 2016 to 31 March 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.



**6 NYARRIN PL, CRANBOURNE WEST, VIC 3977**

 3  2  2

Sale Price

**\*\$495,500**

Sale Date: 04/05/2017

Distance from Property: 110m



**41 TAPLAN CRES, CRANBOURNE WEST, VIC**

 4  2  2

Sale Price

**\*\$500,000**

Sale Date: 04/05/2017

Distance from Property: 733m



**13 TAPLAN CRES, CRANBOURNE WEST, VIC**

 4  2  2

Sale Price

**\*\$515,000**

Sale Date: 25/04/2017

Distance from Property: 751m



This report has been compiled on 08/06/2017 by LJ Hooker Cranbourne. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

2 STEPHELLEN WAY, CRANBOURNE WEST, VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price / Range

\$480,000 to \$520,000

### Median sale price

Median price

\$435,000

House

Unit

Suburb

CRANBOURNE  
WEST

Period

01 April 2016 to 31 March 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
6 NYARRIN PL, CRANBOURNE WEST, VIC 3977	*\$495,500	04/05/2017
41 TAPLAN CRES, CRANBOURNE WEST, VIC 3977	*\$500,000	04/05/2017
13 TAPLAN CRES, CRANBOURNE WEST, VIC 3977	*\$515,000	25/04/2017