

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2 STEPHELLEN WAY, CRANBOURNE







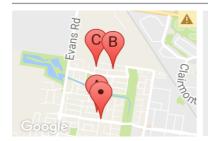
Indicative Selling Price

For the meaning of this price see 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: 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.



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







Sale Price

***\$500,000**

Sale Date: 04/05/2017

Distance from Property: 733m





13 TAPLAN CRES, CRANBOURNE WEST, VIC







Sale Price

*\$515.000

Sale Date: 25/04/2017

Distance from Property: 751m



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

Single Price / Range \$480,000 to \$520,000

Median sale price

Median price	\$435,000	House	X	Unit	Suburb	CRANBOURNE WEST
Period	01 April 2016 to 31 March 2017			Source	p	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
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

