

### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## 31 WATERBURY STREET, CRANBOURNE, 🕮 4 🕒 2 🚓 2







**Indicative Selling Price** 

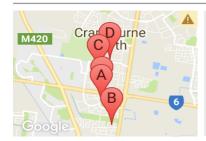
For the meaning of this price see consumer.vic.au/underquoting

**Price Range:** 

\$550,000 to \$600,000

Provided by: Darren Saxon, LJ Hooker Cranbourne

### **MEDIAN SALE PRICE**



### CRANBOURNE, VIC, 3977

**Suburb Median Sale Price (House)** 

\$469,889

01 October 2016 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.



68 SPRINGHILL DR, CRANBOURNE, VIC 3977







Sale Price

\$600,000

Sale Date: 04/06/2017

Distance from Property: 220m





Sale Price

\$550,000

Sale Date: 01/06/2017











12 NORFORD CRT, CRANBOURNE NORTH, VIC 🕮 4 🕒 2

Sale Price

\*\$600,000

Sale Date: 06/07/2017

Distance from Property: 643m







# 19 LANCASHIRE DR, CRANBOURNE NORTH, 🕮 4 😓 2 🚓 2







Sale Price \*\$595,000

Sale Date: 13/05/2017

Distance from Property: 1km



## 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	31 WATERBURY STREET, CRANBOURNE, VIC 3977
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### Indicative selling price

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

Price Range: \$550,000 to \$600,000

### Median sale price

Median price	\$469,889	House X	Unit	Suburb	CRANBOURNE	
Period	01 October 2016 to 30 September 2017		Source	p	pricefinder	

## 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
68 SPRINGHILL DR, CRANBOURNE, VIC 3977	\$600,000	04/06/2017
3 MEDUSA CRT, CRANBOURNE, VIC 3977	\$550,000	01/06/2017
12 NORFORD CRT, CRANBOURNE NORTH, VIC 3977	*\$600,000	06/07/2017
19 LANCASHIRE DR, CRANBOURNE NORTH, VIC 3977	*\$595,000	13/05/2017

