

## 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](http://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: 

## 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**  4  2  2

Sale Price

**\$600,000**

Sale Date: 04/06/2017

Distance from Property: 220m



**3 MEDUSA CRT, CRANBOURNE, VIC 3977**  4  2  2

Sale Price

**\$550,000**

Sale Date: 01/06/2017

Distance from Property: 915m



**12 NORFORD CRT, CRANBOURNE NORTH, VIC**  4  2  2

Sale Price

**\*\$600,000**

Sale Date: 06/07/2017

Distance from Property: 643m



This report has been compiled on 05/10/2017 by LJ Hooker Cranbourne. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



19 LANCASHIRE DR, CRANBOURNE NORTH,



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

### Indicative selling price

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

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

### Median sale price

Median price

\$469,889

House

Unit

Suburb

CRANBOURNE

Period

01 October 2016 to 30 September 2017

Source



### 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