

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



12 BANKS ROAD, CRANBOURNE, VIC 3977  5  2  4

Indicative Selling Price

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

Price Range: **\$565,000 to \$605,000**

Provided by: Vikram Dhankhar, LJ Hooker Cranbourne

MEDIAN SALE PRICE



CRANBOURNE, VIC, 3977

Suburb Median Sale Price (House)

\$489,500

01 April 2017 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.



14 VALERIE DR, CRANBOURNE, VIC 3977  3  1  1

Sale Price

***\$550,000**

Sale Date: 08/11/2017

Distance from Property: 580m



15 VALEPARK CRES, CRANBOURNE, VIC 3977  3  1  1

Sale Price

***\$600,000**

Sale Date: 30/10/2017

Distance from Property: 676m



3 OTOOLES RD, CRANBOURNE, VIC 3977  4  2  1

Sale Price

***\$560,000**

Sale Date: 03/10/2017

Distance from Property: 228m



This report has been compiled on 22/11/2017 by LJ Hooker Cranbourne. Property Data Solutions Pty Ltd 2017 - 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

12 BANKS ROAD, CRANBOURNE, VIC 3977

Indicative selling price

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Price Range: \$565,000 to \$605,000

Median sale price

Median price \$489,500

House

Unit

Suburb

CRANBOURNE

Period 01 April 2017 to 30 September 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
14 VALERIE DR, CRANBOURNE, VIC 3977	*\$550,000	08/11/2017
15 VALEPARK CRES, CRANBOURNE, VIC 3977	*\$600,000	30/10/2017
3 OTOOLES RD, CRANBOURNE, VIC 3977	*\$560,000	03/10/2017