

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



12 BANKS ROAD, CRANBOURNE, VIC 3977 5 🕒 2 🚓 4







Indicative Selling Price

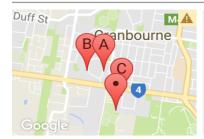
For the meaning of this price see consumer.vic.au/underquoting

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: **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.



14 VALERIE DR, CRANBOURNE, VIC 3977







Sale Price

*\$550,000

Sale Date: 08/11/2017

Distance from Property: 580m





15 VALEPARK CRES, CRANBOURNE, VIC 3977









Sale Price

*\$600,000

Sale Date: 30/10/2017

Distance from Property: 676m





3 OTOOLES RD, CRANBOURNE, VIC 3977







Sale Price

*\$560,000

Sale Date: 03/10/2017

Distance from Property: 228m



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
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Indicative selling price

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

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	р	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
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