

STATEMENT OF INFORMATION

26 ARDENT CRESCENT, CRANBOURNE EAST, VIC 3977

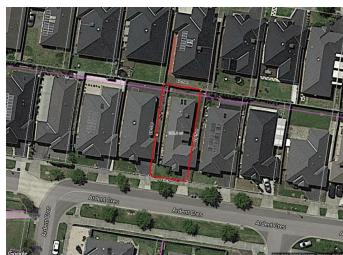
PREPARED BY GEORGE SHEHATA, SAVOY REAL ESTATE, PHONE: 0499 158 338



SAVOY REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



26 ARDENT CRESCENT, CRANBOURNE

3 2 2

Indicative Selling Price

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

Price Range: **\$480,000 to \$520,000**

Provided by: George Shehata, Savoy Real Estate

MEDIAN SALE PRICE



CRANBOURNE EAST, VIC, 3977

Suburb Median Sale Price (House)

\$560,000

01 April 2017 to 31 March 2018

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.



11 WESTPHALIAN RISE, CLYDE NORTH, VIC

3 2 1

Sale Price

\$480,000

Sale Date: 08/01/2018

Distance from Property: 1.5km



30 PYRENEES RD, CLYDE, VIC 3978

3 2 1

Sale Price

***\$485,000**

Sale Date: 20/02/2018

Distance from Property: 1.7km



16 NATIVE RTT, CRANBOURNE EAST, VIC 3977

3 2 2

Sale Price

\$520,000

Sale Date: 28/11/2017

Distance from Property: 1.9km



This report has been compiled on 09/05/2018 by Savoy Real Estate. Property Data Solutions Pty Ltd 2018 - 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

26 ARDENT CRESCENT, CRANBOURNE EAST, VIC 3977

Indicative selling price

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

Price Range:

\$480,000 to \$520,000

Median sale price

Median price

\$560,000

House

X

Unit


Suburb

CRANBOURNE EAST

Period

01 April 2017 to 31 March 2018

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
11 WESTPHALIAN RISE, CLYDE NORTH, VIC 3978	\$480,000	08/01/2018
30 PYRENEES RD, CLYDE, VIC 3978	*\$485,000	20/02/2018
16 NATIVE RTT, CRANBOURNE EAST, VIC 3977	\$520,000	28/11/2017