

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

10 ROWEN COURT, CRANBOURNE NORTH, VIC 3977

Indicative selling price

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

Price Range:

Median sale price

Median price

\$525,000

House

Unit

Suburb

CRANBOURNE
NORTH

Period

01 April 2017 to 30 June 2017

Source

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
12 GODWIN CRES, CRANBOURNE NORTH, VIC 3977	*\$481,000	21/08/2017
19 FILOMENA CRT, CRANBOURNE NORTH, VIC 3977	*\$488,000	02/08/2017
17 JOSEPHINE AVE, CRANBOURNE NORTH, VIC 3977	\$461,000	11/04/2017