

STATEMENT OF INFORMATION

20 ELIBURN DRIVE, CRANBOURNE EAST, VIC 3977

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



20 ELIBURN DRIVE, CRANBOURNE EAST,  **3**  **2**  **2**

Indicative Selling Price

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

Price Range: **590,000 to 640,000**

Provided by: Shan Dias, Wise Group

MEDIAN SALE PRICE



CRANBOURNE EAST, VIC, 3977

Suburb Median Sale Price (House)

\$526,500

01 January 2017 to 31 December 2017

Provided by:  **pricefinder**

COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



31 BRADFORD DR, CRANBOURNE EAST, VIC

 **3**  **2**  **2**

Sale Price

\$592,000

Sale Date: 09/11/2017

Distance from Property: 1km



34 MCEWAN DR, CRANBOURNE EAST, VIC

 **3**  **2**  **2**

Sale Price

\$608,000

Sale Date: 04/06/2017

Distance from Property: 699m



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

20 ELIBURN DRIVE, CRANBOURNE EAST, VIC 3977

Indicative selling price

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Price Range:

590,000 to 640,000

Median sale price

Median price

\$526,500

House

X

Unit


Suburb

CRANBOURNE EAST

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

The estate agent or agent’s representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Address of comparable property	Price	Date of sale
31 BRADFORD DR, CRANBOURNE EAST, VIC 3977	\$592,000	09/11/2017
34 MCEWAN DR, CRANBOURNE EAST, VIC 3977	\$608,000	04/06/2017