

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 27 Evesham Street, Cranbourne North Vic 3977

Indicative selling price

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

Range between \$540,000 & \$594,000

Median sale price

Median price \$600,000 House X Unit Suburb Cranbourne North

Period - From 01/01/2018 to 31/12/2018 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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
1	16 Retreat Av CRANBOURNE NORTH 3977	\$575,000	21/11/2018
2	19 Evesham St CRANBOURNE NORTH 3977	\$551,250	30/10/2018
3	35 Glenelg St CLYDE NORTH 3978	\$550,000	08/01/2019

OR

B* 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.

27 Evesham Street, Cranbourne North Vic 3977

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Indicative Selling Price

\$540,000 - \$594,000

Median House Price

Year ending December 2018: \$600,000



 4  2  2-3

Rooms:

Property Type: House

Land Size: 400 sqm approx

Agent Comments

Comparable Properties



16 Retreat Av CRANBOURNE NORTH 3977 (REI/VG)

Agent Comments

 4  2  2

Price: \$575,000

Method: Private Sale

Date: 21/11/2018

Rooms: -

Property Type: House

Land Size: 462 sqm approx



19 Evesham St CRANBOURNE NORTH 3977 (REI/VG)

Agent Comments

 4  2  2

Price: \$551,250

Method: Private Sale

Date: 30/10/2018

Rooms: 6

Property Type: House



35 Glenelg St CLYDE NORTH 3978 (REI)

Agent Comments

 4  2  2

Price: \$550,000

Method: Private Sale

Date: 08/01/2019

Rooms: 6

Property Type: House