

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

11 Kirwan Drive, Cranbourne East Vic 3977

Indicative selling price

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

Range between \$490,000 & \$539,000

Median sale price

Median price \$515,000 House ☒ Unit ☐ Suburb Cranbourne East

Period - From 01/10/2016 to 30/09/2017 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	10 Orion Av CRANBOURNE 3977	\$535,500	25/06/2017
2	10 Foxhound Gr CRANBOURNE EAST 3977	\$526,000	09/06/2017
3	21 Valencia Cirt CRANBOURNE 3977	\$522,000	19/07/2017

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.

11 Kirwan Drive, Cranbourne East Vic 3977

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Indicative Selling Price

\$490,000 - \$539,000

Median House Price

Year ending September 2017: \$515,000



4 2 2

Rooms:

Property Type: House

Agent Comments

Comparable Properties



10 Orion Av CRANBOURNE 3977 (REI)

Agent Comments

4 2 2

Price: \$535,500

Method: Private Sale

Date: 25/06/2017

Rooms: 7

Property Type: House

Land Size: 600 sqm approx



10 Foxhound Gr CRANBOURNE EAST 3977 (REI)

Agent Comments

4 2 2

Price: \$526,000

Method: Private Sale

Date: 09/06/2017

Rooms: 5

Property Type: House

Land Size: 512 sqm approx



21 Valencia Cirt CRANBOURNE 3977 (REI)

Agent Comments

4 2 2

Price: \$522,000

Method: Private Sale

Date: 19/07/2017

Rooms: 5

Property Type: House (Res)

Land Size: 450 sqm approx