

STATEMENT OF INFORMATION

4B CRYSTAL GARDENS, CRANBOURNE WEST, VIC 3977

PREPARED BY MADHAWA HEWAWASAM, WISE GROUP, PHONE: 0426659974



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4B CRYSTAL GARDENS, CRANBOURNE

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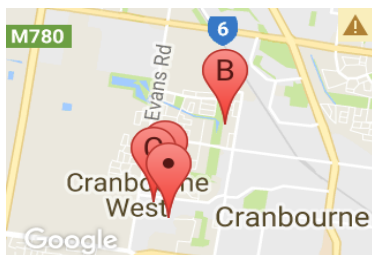
Indicative Selling Price

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

Price Range: **\$365,000 to \$395,000**

Provided by: Madhawa Hewawasam, Wise Group

MEDIAN SALE PRICE



CRANBOURNE WEST, VIC, 3977

Suburb Median Sale Price (House)

\$452,204

01 July 2016 to 30 June 2017

Provided by: 

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.



55 JACINTA DR, CRANBOURNE WEST, VIC

 3  1  1

Sale Price

***\$368,000**

Sale Date: 31/05/2017

Distance from Property: 316m



10 PARKSIDE MEWS, CRANBOURNE WEST, VIC

 3  1  1

Sale Price

***\$375,000**

Sale Date: 13/05/2017

Distance from Property: 1.5km



2/6 WILLORA CRES, CRANBOURNE WEST, VIC

 3  1  -

Sale Price

***\$376,000**

Sale Date: 12/05/2017

Distance from Property: 286m



This report has been compiled on 04/08/2017 by Wise Group. Property Data Solutions Pty Ltd 2017 - 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

4B CRYSTAL GARDENS, CRANBOURNE WEST, VIC 3977

Indicative selling price

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

Price Range:

\$365,000 to \$395,000

Median sale price

Median price

\$452,204

House

X

Unit

Suburb

CRANBOURNE WEST

Period

01 July 2016 to 30 June 2017

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
55 JACINTA DR, CRANBOURNE WEST, VIC 3977	*\$368,000	31/05/2017
10 PARKSIDE MEWS, CRANBOURNE WEST, VIC 3977	*\$375,000	13/05/2017
2/6 WILLORA CRES, CRANBOURNE WEST, VIC 3977	*\$376,000	12/05/2017