

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

3 Kurt Place, Cranbourne Vic 3977

Indicative selling price

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

Single price

\$525,000

Median sale price

Median price

\$550,000

House

X

Unit

Suburb

Cranbourne

Period - From

01/10/2017

to

31/12/2017

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	14 Stanley St CRANBOURNE 3977	\$556,561	23/10/2017
2	93 Cameron St CRANBOURNE 3977	\$545,000	19/08/2017
3	9 Butler Ct CRANBOURNE 3977	\$530,000	12/12/2017

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.

3 Kurt Place, Cranbourne Vic 3977



 3  1  2

Rooms:
Property Type: house
Land Size: 739 sqm approx
Agent Comments
potential development site.

Indicative Selling Price
\$525,000

Median House Price
December quarter 2017: \$550,000

Comparable Properties



14 Stanley St CRANBOURNE 3977 (REI)

Agent Comments

 3  1  2

Price: \$556,561
Method: Private Sale
Date: 23/10/2017
Rooms: 4
Property Type: House
Land Size: 723 sqm approx



93 Cameron St CRANBOURNE 3977 (REI)

Agent Comments

 3  2  2

Price: \$545,000
Method: Auction Sale
Date: 19/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 764 sqm approx



9 Butler Ct CRANBOURNE 3977 (REI)

Agent Comments

 3  1  2

Price: \$530,000
Method: Private Sale
Date: 12/12/2017
Rooms: 4
Property Type: House
Land Size: 758 sqm approx