

STATEMENT OF INFORMATION

34 RAVENHURST CIRCUIT, CRANBOURNE NORTH, VIC 3977

PREPARED BY DILSHAN WIJERATHNE, WISE GROUP

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



34 RAVENHURST CIRCUIT, CRANBOURNE  4  2  2

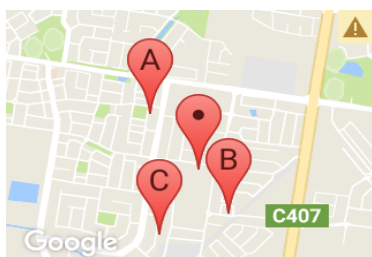
Indicative Selling Price

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

Price Range: **500K to 550K**

Provided by: Dilshan Wijerathne, Wise Group

MEDIAN SALE PRICE



CRANBOURNE NORTH, VIC, 3977

Suburb Median Sale Price (House)

\$501,000

01 October 2016 to 30 September 2017

Provided by:  **pricefinder**

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.



8 SUTTON RISE, CRANBOURNE NORTH, VIC  4  2  2

Sale Price

\$576,000

Sale Date: 22/08/2017

Distance from Property: 512m



50 ARBOURLEA BVD, CRANBOURNE NORTH,  4  2  2

Sale Price

***\$674,000**

Sale Date: 11/08/2017

Distance from Property: 371m



36 FIELDSTONE CRES, CRANBOURNE NORTH,  4  2  2

Sale Price

\$622,000

Sale Date: 29/07/2017

Distance from Property: 528m



This report has been compiled on 26/10/2017 by Wise Group. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

34 RAVENHURST CIRCUIT, CRANBOURNE NORTH, VIC 3977

Indicative selling price

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

Price Range:

500K to 550K

Median sale price

Median price

\$501,000

House

X

Unit

Suburb

CRANBOURNE
NORTH

Period

01 October 2016 to 30 September
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
8 SUTTON RISE, CRANBOURNE NORTH, VIC 3977	\$576,000	22/08/2017
50 ARBOURLEA BVD, CRANBOURNE NORTH, VIC 3977	*\$674,000	11/08/2017
36 FIELDSTONE CRES, CRANBOURNE NORTH, VIC 3977	\$622,000	29/07/2017