

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 16 LANSELL DRIVE, CRANBOURNE

3 bedrooms 1 bathroom 2 cars

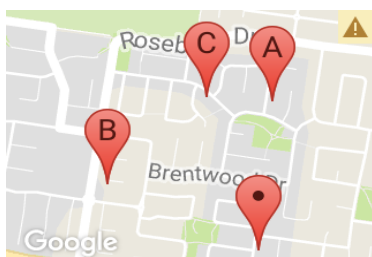
#### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$450,000**

Provided by: Jacob Koster, Alex Scott Pakenham

## MEDIAN SALE PRICE



### CRANBOURNE NORTH, VIC, 3977

Suburb Median Sale Price (House)

**\$520,000**

01 January 2017 to 31 December 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.



### 6 MALTRAVERS CRES, CRANBOURNE NORTH,

3 bedrooms 1 bathroom 2 cars

Sale Price

**\$477,000**

Sale Date: 07/11/2017

Distance from Property: 537m



### 21 FRANKS WAY, CRANBOURNE NORTH, VIC

3 bedrooms 1 bathroom 2 cars

Sale Price

**\$485,088**

Sale Date: 07/08/2017

Distance from Property: 544m



### 12 GODWIN CRES, CRANBOURNE NORTH, VIC

3 bedrooms 1 bathroom 2 cars

Sale Price

**\$481,000**

Sale Date: 07/08/2017

Distance from Property: 572m



This report has been compiled on 12/02/2018 by Alex Scott Pakenham. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

16 LANSELL DRIVE, CRANBOURNE NORTH, VIC 3977

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$450,000

Median sale price

Median price

\$520,000

House

X

Unit


Suburb

CRANBOURNE NORTH

Period

01 January 2017 to 31 December 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
6 MALTRAVERS CRES, CRANBOURNE NORTH, VIC 3977	\$477,000	07/11/2017
21 FRANKS WAY, CRANBOURNE NORTH, VIC 3977	\$485,088	07/08/2017
12 GODWIN CRES, CRANBOURNE NORTH, VIC 3977	\$481,000	07/08/2017