

## STATEMENT OF INFORMATION

6 STRICKLAND STREET, CRANBOURNE WEST, VIC 3977

PREPARED BY MADHAWA HEWAWASAM, WISE GROUP, PHONE: 0426659974

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**6 STRICKLAND STREET, CRANBOURNE**

 4  2  2

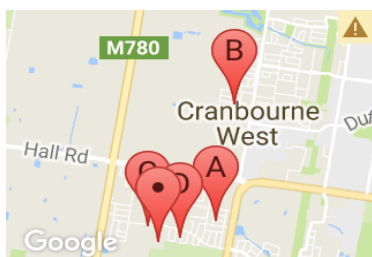
### Indicative Selling Price

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

### Price Range:

Provided by: Madhawa Hewawasam, Wise Group

## MEDIAN SALE PRICE



**CRANBOURNE WEST, VIC, 3977**

Suburb Median Sale Price (House)

**\$486,000**

01 October 2016 to 30 September 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.



**13 SCARLET ASH DR, CRANBOURNE WEST, VIC**

 4  2  2

### Sale Price

**\*\$610,000**

Sale Date: 18/09/2017

Distance from Property: 809m



**27 ST CLAIR AVE, CRANBOURNE WEST, VIC**

 4  2  2

### Sale Price

**\*\$610,000**

Sale Date: 22/07/2017

Distance from Property: 2.2km



**101 EVERLASTING BVD, CRANBOURNE WEST,**

 4  2  2

### Sale Price

**\$608,000**

Sale Date: 24/07/2017

Distance from Property: 266m



This report has been compiled on 01/12/2017 by Wise Group. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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41 MERRITT AVE, CRANBOURNE WEST, VIC

 3  2  2

Sale Price

**\*\$608,000**

Sale Date: 17/11/2017

Distance from Property: 295m



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

6 STRICKLAND STREET, CRANBOURNE WEST, VIC 3977

Indicative selling price

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

Price Range:

Median sale price

Median price

\$486,000

House

Unit

Suburb

CRANBOURNE  
WEST

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
13 SCARLET ASH DR, CRANBOURNE WEST, VIC 3977	*\$610,000	18/09/2017
27 ST CLAIR AVE, CRANBOURNE WEST, VIC 3977	*\$610,000	22/07/2017
101 EVERLASTING BVD, CRANBOURNE WEST, VIC 3977	\$608,000	24/07/2017
41 MERRITT AVE, CRANBOURNE WEST, VIC 3977	*\$608,000	17/11/2017