

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

4 HILDA WAY, CRANBOURNE, VIC 3977

Indicative selling price

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

Price Range: \$550,000 to \$560,000

Median sale price

Median price

\$420,101

House

Unit

Suburb

CRANBOURNE

Period

01 October 2017 to 31 March 2018

Source

pricefinder

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
34 REMUS CCT, CRANBOURNE WEST, VIC 3977	\$146,000	10/07/2017
8 HELDER CL, CRANBOURNE WEST, VIC 3977	\$325,000	15/08/2017
10 ROMULUS CRES, CRANBOURNE WEST, VIC 3977	\$266,000	25/09/2017