



STATEMENT OF INFORMATION

3 WILLORA CRESCENT, CRANBOURNE WEST, VIC 3977

PREPARED BY JACOB KOSTER, ALEX SCOTT PAKENHAM

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 WILLORA CRESCENT, CRANBOURNE

3 2 2

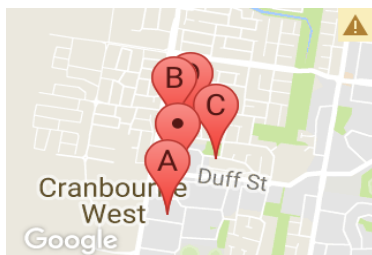
Indicative Selling Price

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

Single Price: **\$500,000**

Provided by: Jacob Koster, Alex Scott Pakenham

MEDIAN SALE PRICE



CRANBOURNE WEST, VIC, 3977

Suburb Median Sale Price (House)

\$505,000

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 YALTARA CL, CRANBOURNE WEST, VIC 3977

3 2 2

Sale Price

\$550,000

Sale Date: 21/11/2017

Distance from Property: 270m



12 BREAMLEA WAY, CRANBOURNE WEST, VIC

3 2 2

Sale Price

\$456,000

Sale Date: 18/10/2017

Distance from Property: 331m



7 LINDA DR, CRANBOURNE WEST, VIC 3977

3 2 2

Sale Price

\$535,000

Sale Date: 28/09/2017

Distance from Property: 283m



This report has been compiled on 06/02/2018 by Alex Scott Pakenham. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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61 BREAMLEA WAY, CRANBOURNE WEST, VIC  **3**  **2**  **2**

Sale Price

\$550,000

Sale Date: 12/09/2017

Distance from Property: 374m



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

3 WILLORA CRESCENT, CRANBOURNE WEST, VIC 3977

Indicative selling price

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

Single Price:

\$500,000

Median sale price

Median price

\$505,000

House

X

Unit

Suburb

CRANBOURNE
WEST

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 YALTARA CL, CRANBOURNE WEST, VIC 3977	\$550,000	21/11/2017
12 BREAMLEA WAY, CRANBOURNE WEST, VIC 3977	\$456,000	18/10/2017
7 LINDA DR, CRANBOURNE WEST, VIC 3977	\$535,000	28/09/2017
61 BREAMLEA WAY, CRANBOURNE WEST, VIC 3977	\$550,000	12/09/2017