

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



10 SHADI COURT, CRANBOURNE WEST,  3  2  2

Indicative Selling Price

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

Price Range: **500,000 to 550,000**

Provided by: Karen Day, Us Real Estate

MEDIAN SALE PRICE



CRANBOURNE WEST, VIC, 3977

Suburb Median Sale Price (House)

\$455,000

01 July 2016 to 30 June 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



104 MONAHANS RD, CRANBOURNE, VIC 3977  3  2  2

Sale Price

\$550,000

Sale Date: 12/06/2017

Distance from Property: 579m



13 ELAINE CRT, CRANBOURNE, VIC 3977  3  2  8

Sale Price

\$530,000

Sale Date: 15/04/2017

Distance from Property: 973m



21 NYARRIN PL, CRANBOURNE WEST, VIC  3  2  5

Sale Price

\$560,000

Sale Date: 27/03/2017

Distance from Property: 871m



This report has been compiled on 13/09/2017 by Us Real Estate. Property Data Solutions Pty Ltd 2017 - 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 10 SHADI COURT, CRANBOURNE WEST, VIC 3977

Indicative selling price

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

Price Range: 500,000 to 550,000

Median sale price

Median price \$455,000 House ☒ Unit ☐ Suburb CRANBOURNE WEST

Period 01 July 2016 to 30 June 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
104 MONAHANS RD, CRANBOURNE, VIC 3977	\$550,000	12/06/2017
13 ELAINE CRT, CRANBOURNE, VIC 3977	\$530,000	15/04/2017
21 NYARRIN PL, CRANBOURNE WEST, VIC 3977	\$560,000	27/03/2017