

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 ARDENT CRESCENT, CRANBOURNE

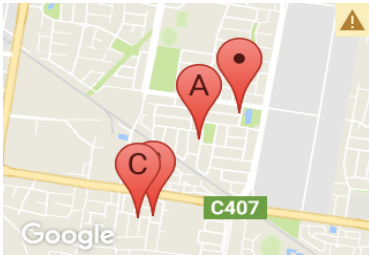
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Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting**Price Range: 530,000 to 565,000**

Provided by: Michelle Gibson , Alex Scott Berwick

MEDIAN SALE PRICE



CRANBOURNE EAST, VIC, 3977

Suburb Median Sale Price (House)

\$563,000

01 July 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.



35 ARCHERS FIELD DR, CRANBOURNE EAST,

3 2 2

Sale Price

\$530,000

Sale Date: 05/09/2017

Distance from Property: 322m



15 RANNOCH ST, CRANBOURNE EAST, VIC

3 2 2

Sale Price

\$567,888

Sale Date: 13/11/2017

Distance from Property: 923m



2 STONEBANK GR, CRANBOURNE EAST, VIC

3 2 2

Sale Price

\$535,000

Sale Date: 05/09/2017

Distance from Property: 999m



This report has been compiled on 14/02/2018 by Alex Scott Berwick. Property Data Solutions Pty Ltd 2018 - 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

8 ARDENT CRESCENT, CRANBOURNE EAST, VIC 3977

Indicative selling price

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

Price Range:

530,000 to 565,000

Median sale price

Median price

\$563,000

House

X

Unit


Suburb

CRANBOURNE EAST

Period

01 July 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
35 ARCHERS FIELD DR, CRANBOURNE EAST, VIC 3977	\$530,000	05/09/2017
15 RANNOCH ST, CRANBOURNE EAST, VIC 3977	\$567,888	13/11/2017
2 STONEBANK GR, CRANBOURNE EAST, VIC 3977	\$535,000	05/09/2017