

STATEMENT OF INFORMATION

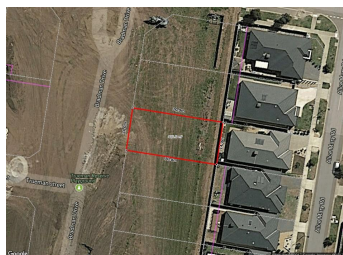
19 BRADMAN DRIVE, CRANBOURNE WEST, VIC 3977

PREPARED BY MADHAWA HEWAWASAM, WISE GROUP, PHONE: 0426659974



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



19 BRADMAN DRIVE, CRANBOURNE

 4  2  2

Indicative Selling Price

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

Price Range: **\$649,000 to \$679,000**

Provided by: Madhawa Hewawasam, Wise Group

MEDIAN SALE PRICE



CRANBOURNE WEST, VIC, 3977

Suburb Median Sale Price (House)

\$455,000

01 July 2016 to 30 June 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.



20 FINTONA CRES, CRANBOURNE WEST, VIC

 4  2  2

Sale Price

***\$650,888**

Sale Date: 14/08/2017

Distance from Property: 391m



3 RED MAPLE DR, CRANBOURNE WEST, VIC

 4  2  2

Sale Price

\$642,500

Sale Date: 12/04/2017

Distance from Property: 904m



101 EVERLASTING BVD, CRANBOURNE WEST,

 4  2  2

Sale Price

***\$608,000**

Sale Date: 31/07/2017

Distance from Property: 646m



This report has been compiled on 14/09/2017 by Wise Group. 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

19 BRADMAN DRIVE, CRANBOURNE WEST, VIC 3977

Indicative selling price

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

Price Range:

\$649,000 to \$679,000

Median sale price

Median price

\$455,000

House

Unit

Suburb

CRANBOURNE
WEST

Period

01 July 2016 to 30 June 2017

Source

pricfinder

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
20 FINTONA CRES, CRANBOURNE WEST, VIC 3977	*\$650,888	14/08/2017
3 RED MAPLE DR, CRANBOURNE WEST, VIC 3977	\$642,500	12/04/2017
101 EVERLASTING BVD, CRANBOURNE WEST, VIC 3977	*\$608,000	31/07/2017