

#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 112 ALISMA BOULEVARD, CRANBOURNE 🕮 4 🕒 2 🚓 2

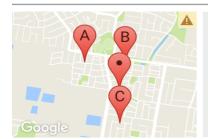
#### **Indicative Selling Price**

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

\$640,000 to \$700,000 **Price Range:** 

Provided by: Sue Woollard, Ian Reid Vendor Advocates

#### **MEDIAN SALE PRICE**



## CRANBOURNE NORTH, VIC, 3977

**Suburb Median Sale Price (House)** 

\$585,611

01 October 2017 to 31 March 2018

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.



## 24 PERRY CCT, CRANBOURNE NORTH, VIC







Sale Price

\$692,000

Sale Date: 30/01/2018

Distance from Property: 599m





## 34 KINDRED AVE, CRANBOURNE NORTH, VIC 🕮 4 🕒 2







Sale Price

\$656,000

Sale Date: 29/01/2018

Distance from Property: 382m





44 CHARLBURY CRES, CRANBOURNE NORTH, 🕮 4 🕒 2







Sale Price

\$732.000

Sale Date: 03/03/2018

Distance from Property: 475m



# 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	112 ALISMA BOULEVARD, CRANBOURNE NORTH, VIC 3977
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## Indicative selling price

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

Price Range: \$640,000 to \$700,000

## Median sale price

Median price	\$585,611	House	Χ	Unit	Suburb	CRANBOURNE NORTH
Period	01 October 2017 to 31 March 2018		Source	p	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
24 PERRY CCT, CRANBOURNE NORTH, VIC 3977	\$692,000	30/01/2018
34 KINDRED AVE, CRANBOURNE NORTH, VIC 3977	\$656,000	29/01/2018
44 CHARLBURY CRES, CRANBOURNE NORTH, VIC 3977	\$732,000	03/03/2018