

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

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

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  3  2  2

Sale Price

\$692,000

Sale Date: 30/01/2018

Distance from Property: 599m



34 KINDRED AVE, CRANBOURNE NORTH, VIC  4  2  2

Sale Price

\$656,000

Sale Date: 29/01/2018

Distance from Property: 382m



44 CHARLBURY CRES, CRANBOURNE NORTH,  4  2  2

Sale Price

\$732,000

Sale Date: 03/03/2018

Distance from Property: 475m



This report has been compiled on 24/06/2018 by Ian Reid Vendor Advocates. 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

112 ALISMA BOULEVARD, CRANBOURNE NORTH, VIC 3977

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

X

Unit


Suburb

CRANBOURNE NORTH

Period

01 October 2017 to 31 March 2018

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
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