

-GR8 EST8 **A G E N T S**

STATEMENT OF INFORMATION

4 CORIYULE COURT, CRANBOURNE NORTH, VIC 3977

PREPARED BY TONY & ALEX, GR8 EST8 AGENTS, PHONE: 0412535195

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 CORIYULE COURT, CRANBOURNE

4 2 2

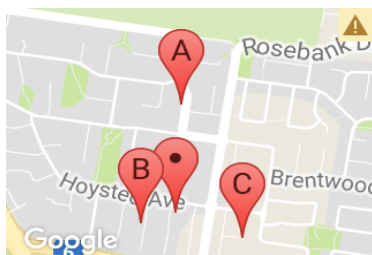
Indicative Selling Price

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

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

Provided by: Tony Muaremov, Gr8 Est8 Agents

MEDIAN SALE PRICE



CRANBOURNE NORTH, VIC, 3977

Suburb Median Sale Price (House)

\$520,000

01 January 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.



25 HAZELWOOD AVE, CRANBOURNE NORTH,

3 2 2

Sale Price

***\$505,000**

Sale Date: 05/01/2018

Distance from Property: 383m



9 LOWTHER CRT, CRANBOURNE NORTH, VIC

3 2 2

Sale Price

***\$535,000**

Sale Date: 21/12/2017

Distance from Property: 119m



5 GABRIELLA CRT, CRANBOURNE NORTH, VIC

3 2 3

Sale Price

\$561,500

Sale Date: 19/09/2017

Distance from Property: 237m



This report has been compiled on 24/01/2018 by Gr8 Est8 Agents. 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

4 CORIYULE COURT, CRANBOURNE NORTH, 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

\$520,000

House

X

Unit


Suburb

CRANBOURNE NORTH

Period

01 January 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
25 HAZELWOOD AVE, CRANBOURNE NORTH, VIC 3977	*\$505,000	05/01/2018
9 LOWTHER CRT, CRANBOURNE NORTH, VIC 3977	*\$535,000	21/12/2017
5 GABRIELLA CRT, CRANBOURNE NORTH, VIC 3977	\$561,500	19/09/2017