

STATEMENT OF INFORMATION

14 LUCINDA LANE, CRANBOURNE NORTH, VIC 3977
PREPARED BY MADHAWA & DILSHAN, WISE GROUP



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



14 LUCINDA LANE, CRANBOURNE







Indicative Selling Price

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

Price Range:

\$610,000 to \$639,000

Provided by: Madhawa & Dilshan, Wise Group

MEDIAN SALE PRICE



CRANBOURNE NORTH, VIC, 3977

Suburb Median Sale Price (House)

\$550,000

01 April 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.



20 ARBOURLEA BVD, CRANBOURNE NORTH, 🛚 🖴 4







Sale Price

*\$645,000

Sale Date: 17/03/2018

Distance from Property: 415m





71 TRILLIUM BVD, CRANBOURNE NORTH, VIC 🚐 4







Sale Price

\$630,500

Sale Date: 30/01/2018

Distance from Property: 490m





284 ALISMA BVD, CRANBOURNE NORTH, VIC 🚐 4







Sale Price

\$650.000

Sale Date: 21/01/2018

Distance from Property: 134m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

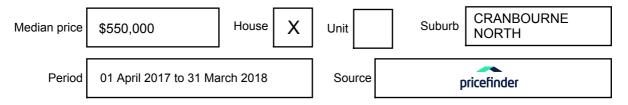
Address Including suburb and postcode	14 LUCINDA LANE, CRANBOURNE NORTH, VIC 3977
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Indicative selling price

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Price Range: \$610,000 to \$639,000

Median sale price



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 ARBOURLEA BVD, CRANBOURNE NORTH, VIC 3977	*\$645,000	17/03/2018
71 TRILLIUM BVD, CRANBOURNE NORTH, VIC 3977	\$630,500	30/01/2018
284 ALISMA BVD, CRANBOURNE NORTH, VIC 3977	\$650,000	21/01/2018