

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

 3  2  2

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: 

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  2  2

Sale Price

***\$645,000**

Sale Date: 17/03/2018

Distance from Property: 415m



71 TRILLIUM BVD, CRANBOURNE NORTH, VIC

 4  2  2

Sale Price

\$630,500

Sale Date: 30/01/2018

Distance from Property: 490m



284 ALISMA BVD, CRANBOURNE NORTH, VIC

 4  2  2

Sale Price

\$650,000

Sale Date: 21/01/2018

Distance from Property: 134m



This report has been compiled on 26/04/2018 by Wise Group. 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

14 LUCINDA LANE, CRANBOURNE NORTH, VIC 3977

Indicative selling price

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Price Range:

\$610,000 to \$639,000

Median sale price

Median price

\$550,000

House

X

Unit


Suburb

CRANBOURNE NORTH

Period

01 April 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
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