

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

49 GLENAIRE CRESCENT, CRANBOURNE WEST, VIC 3977

Indicative selling price

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

Single Price: \$515,000

Median sale price

Median price

\$498,500

House

☒

Unit

☐

Suburb

CRANBOURNE
WEST

Period

01 April 2017 to 30 June 2017

Source

 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 |
|--|------------|--------------|
| 10 TAUNA PL, CRANBOURNE WEST, VIC 3977 | *\$491,000 | 31/05/2017 |
| 47 MIDDLEHAM CL, CRANBOURNE WEST, VIC 3977 | *\$480,000 | 13/05/2017 |
| 6 NYARRIN PL, CRANBOURNE WEST, VIC 3977 | *\$495,500 | 04/05/2017 |

consumer.vic.gov.au/

CONSUMER
AFFAIRS VICTORIA