

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

12 HELMSDALE COURT, CRANBOURNE WEST, VIC 3977

Indicative selling price

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

Single Price:

\$479,950

Median sale price

Median price

\$510,000

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
20 JAYE PL, CRANBOURNE WEST, VIC 3977	*\$491,000	23/07/2017
1 KISMET CL, CRANBOURNE WEST, VIC 3977	*\$490,500	03/07/2017
47 MIDDLEHAM CL, CRANBOURNE WEST, VIC 3977	\$480,000	11/05/2017

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