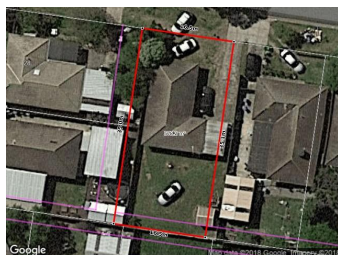


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 RIALTO AVENUE, CRANBOURNE

3 1 1

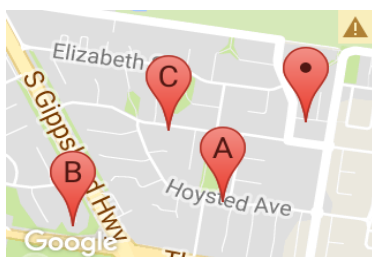
Indicative Selling Price

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

Single Price: **\$490,000**

Provided by: Jacob Koster, Alex Scott Pakenham

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.



39 HOYSTED AVE, CRANBOURNE NORTH, VIC

3 1 1

Sale Price

***\$515,000**

Sale Date: 13/11/2017

Distance from Property: 391m



17 PHILLIP CRT, CRANBOURNE NORTH, VIC

3 1 2

Sale Price

***\$510,000**

Sale Date: 18/10/2017

Distance from Property: 844m



32 COURTENAY AVE, CRANBOURNE NORTH,

3 1 2

Sale Price

\$540,500

Sale Date: 28/08/2017

Distance from Property: 448m



This report has been compiled on 12/02/2018 by Alex Scott Pakenham. 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 RIALTO AVENUE, CRANBOURNE NORTH, VIC 3977

Indicative selling price

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

Single Price:

\$490,000

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
39 HOYSTED AVE, CRANBOURNE NORTH, VIC 3977	*\$515,000	13/11/2017
17 PHILLIP CRT, CRANBOURNE NORTH, VIC 3977	*\$510,000	18/10/2017
32 COURTENAY AVE, CRANBOURNE NORTH, VIC 3977	\$540,500	28/08/2017