

STATEMENT OF INFORMATION

20 PERRY CIRCUIT, CRANBOURNE NORTH, VIC 3977

PREPARED BY SHAN DIAS, WISE GROUP, PHONE: 0416 891 662

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



20 PERRY CIRCUIT, CRANBOURNE

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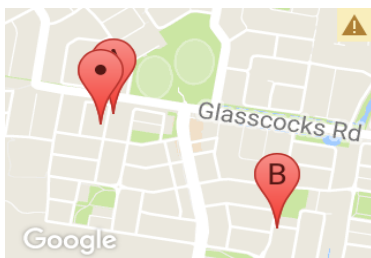
Indicative Selling Price

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

Price Range: **\$580,000 to \$640,000**

Provided by: Shan Dias, Wise Group

MEDIAN SALE PRICE



CRANBOURNE NORTH, VIC, 3977

Suburb Median Sale Price (House)

\$520,000

01 January 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



17 PERRY CCT, CRANBOURNE NORTH, VIC

 3  2  2

Sale Price

\$646,000

Sale Date: 10/11/2017

Distance from Property: 54m



34 DATURA AVE, CRANBOURNE NORTH, VIC

 3  2  2

Sale Price

\$615,000

Sale Date: 26/10/2017

Distance from Property: 684m



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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

20 PERRY CIRCUIT, CRANBOURNE NORTH, VIC 3977

Indicative selling price

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

Price Range:

\$580,000 to \$640,000

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

The estate agent or agent’s representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Address of comparable property	Price	Date of sale
17 PERRY CCT, CRANBOURNE NORTH, VIC 3977	\$646,000	10/11/2017
34 DATURA AVE, CRANBOURNE NORTH, VIC 3977	\$615,000	26/10/2017