



STATEMENT OF INFORMATION

3 BEAUCHAMP WAY, CRANBOURNE EAST, VIC 3977
PREPARED BY TAY TING, LEVEL 6, 50 APPEL STREET SURFERS PARADISE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 BEAUCHAMP WAY, CRANBOURNE

 3  2  2

Indicative Selling Price

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

Price Range: **\$550,000 to \$590,000**

MEDIAN SALE PRICE



CRANBOURNE EAST, VIC, 3977

Suburb Median Sale Price (House)

\$560,000

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.



8 CARDIFF GR, CRANBOURNE EAST, VIC 3977

 3  2  2

Sale Price

***\$580,000**

Sale Date: 22/03/2018

Distance from Property: 912m



8 LIMERICK RD, CRANBOURNE EAST, VIC 3977

 3  2  2

Sale Price

\$582,000

Sale Date: 26/02/2018

Distance from Property: 278m



14 DASH DR, CRANBOURNE EAST, VIC 3977

 3  2  2

Sale Price

\$605,000

Sale Date: 03/01/2018

Distance from Property: 847m



This report has been compiled on 10/05/2018 by Tay Ting. 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

3 BEAUCHAMP WAY, CRANBOURNE EAST, VIC 3977

Indicative selling price

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Price Range:

\$550,000 to \$590,000

Median sale price

Median price

\$560,000

House

X

Unit

Suburb

CRANBOURNE
EAST

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
8 CARDIFF GR, CRANBOURNE EAST, VIC 3977	*\$580,000	22/03/2018
8 LIMERICK RD, CRANBOURNE EAST, VIC 3977	\$582,000	26/02/2018
14 DASH DR, CRANBOURNE EAST, VIC 3977	\$605,000	03/01/2018