

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







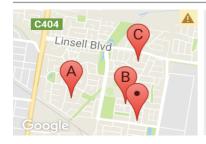
Indicative Selling Price

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: **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.



8 CARDIFF GR, CRANBOURNE EAST, VIC 3977 🕮 3







Sale Price

*\$580,000

Sale Date: 22/03/2018

Distance from Property: 912m





8 LIMERICK RD, CRANBOURNE EAST, VIC 3977 🕮 3 🕒 2







Sale Price

\$582,000

Sale Date: 26/02/2018

Distance from Property: 278m





14 DASH DR, CRANBOURNE EAST, VIC 3977







Sale Price

\$605.000

Sale Date: 03/01/2018

Distance from Property: 847m



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
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Indicative selling price

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

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	P	ricefinder

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