



**first
national**
REAL ESTATE

| **Finning**

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



22 SCARBOROUGH AVENUE,

3 1 3

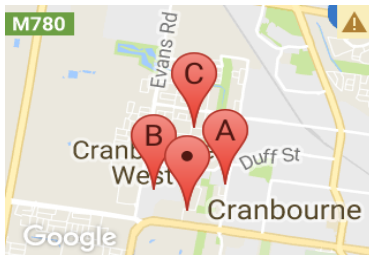
Indicative Selling Price

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

Price Range: \$460,000 to \$475,000

Provided by: Frank Barrett, Finning First National

MEDIAN SALE PRICE



CRANBOURNE WEST, VIC, 3977

Suburb Median Sale Price (House)

\$560,000

01 January 2018 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.



67 MONAHANS RD, CRANBOURNE WEST, VIC

3 2 2

Sale Price

***\$501,000**

Sale Date: 19/04/2018

Distance from Property: 622m



24 ELANDRA WAY, CRANBOURNE WEST, VIC

3 1 2

Sale Price

***\$555,000**

Sale Date: 16/04/2018

Distance from Property: 513m



4 SHARYN ST, CRANBOURNE WEST, VIC 3977

3 2 2

Sale Price

***\$495,000**

Sale Date: 13/04/2018

Distance from Property: 1.2km



This report has been compiled on 23/05/2018 by Finning First National. 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

22 SCARBOROUGH AVENUE, CRANBOURNE WEST, VIC 3977

Indicative selling price

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

Price Range:

\$460,000 to \$475,000

Median sale price

Median price

\$560,000

House

X

Unit


Suburb

CRANBOURNE WEST

Period

01 January 2018 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
67 MONAHANS RD, CRANBOURNE WEST, VIC 3977	*\$501,000	19/04/2018
24 ELANDRA WAY, CRANBOURNE WEST, VIC 3977	*\$555,000	16/04/2018
4 SHARYN ST, CRANBOURNE WEST, VIC 3977	*\$495,000	13/04/2018