

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 FRANCES CRESCENT, CRANBOURNE NORTH, VIC 3977

Indicative selling price

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

Price Range: \$520,000 to \$550,000

Median sale price

Median price

\$580,000

House

X

Unit

Suburb

CRANBOURNE
NORTH

Period

01 October 2017 to 31 December
2017

Source

pricefinder

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
14 PINE HILL CRT, CRANBOURNE NORTH, VIC 3977	*\$555,000	12/01/2018
5 GABRIELLA CRT, CRANBOURNE NORTH, VIC 3977	\$561,500	19/09/2017
27 MALTRAVERS CRES, CRANBOURNE NORTH, VIC 3977	\$530,100	21/11/2017