

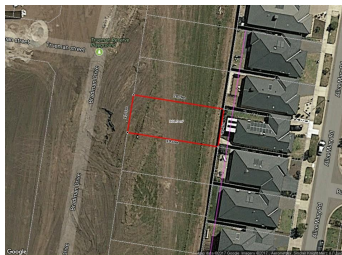
## STATEMENT OF INFORMATION

25 BRADMAN DRIVE, CRANBOURNE WEST, VIC 3977

PREPARED BY MADHAWA HEWAWASAM, WISE GROUP, PHONE: 0426659974

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**25 BRADMAN DRIVE, CRANBOURNE**

 4  2  2

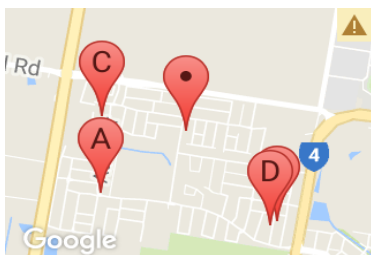
**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$580,000 to \$635,000**

Provided by: Madhawa Hewawasam, Wise Group

## MEDIAN SALE PRICE



**CRANBOURNE WEST, VIC, 3977**

**Suburb Median Sale Price (House)**

**\$450,000**

01 July 2016 to 30 June 2017

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.



**85 ATLAS DR, CRANBOURNE WEST, VIC 3977**

 4  2  2

**Sale Price**

**\*\$630,000**

Sale Date: 18/07/2017

Distance from Property: 709m



**22 ROCK DAISY DR, CRANBOURNE WEST, VIC**

 4  2  2

**Sale Price**

**\*\$590,000**

Sale Date: 18/06/2017

Distance from Property: 875m



**3 GAIA ST, CRANBOURNE WEST, VIC 3977**

 4  2  2

**Sale Price**

**\*\$630,000**

Sale Date: 03/06/2017

Distance from Property: 557m



This report has been compiled on 21/07/2017 by Wise Group. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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13 ROCK DAISY DR, CRANBOURNE WEST, VIC



Sale Price

**\$599,999**

Sale Date: 18/04/2017

Distance from Property: 870m



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

25 BRADMAN DRIVE, CRANBOURNE WEST, VIC 3977

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$580,000 to \$635,000

Median sale price

Median price

\$450,000

House

Unit


Suburb

CRANBOURNE WEST

Period

01 July 2016 to 30 June 2017

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
85 ATLAS DR, CRANBOURNE WEST, VIC 3977	*\$630,000	18/07/2017
22 ROCK DAISY DR, CRANBOURNE WEST, VIC 3977	*\$590,000	18/06/2017
3 GAIA ST, CRANBOURNE WEST, VIC 3977	*\$630,000	03/06/2017
13 ROCK DAISY DR, CRANBOURNE WEST, VIC 3977	\$599,999	18/04/2017