## hockingstuart

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**Indicative Selling Price** \$520,000 - \$560,000 **Median House Price** March quarter 2017: \$472,500





Rooms:

Property Type: House Land Size: 400 sqm **Agent Comments** 

### Comparable Properties



11 Eminence Dr CRANBOURNE WEST 3977

(REI/VG)

Price: \$530,000 Method: Private Sale Date: 15/01/2017 Rooms: 6

Property Type: House Land Size: 422 sqm

**Agent Comments** 

24 Alice Mary Rd CRANBOURNE WEST 3977

(VG)

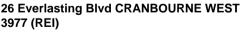




Price: \$527,500 Method: Sale Date: 21/12/2016 Rooms: -

Property Type: House (Res) Land Size: 407 sqm

**Agent Comments** 



Rooms: 5





**Price:** \$511,000 Method: Private Sale Date: 18/04/2017

Property Type: House (Res) Land Size: 423 sqm

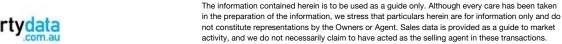
**Agent Comments** 

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#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for	sale
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Address	19 Crepe Avenue, Cranbourne West Vic 3977
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$520,000	&	\$560,000
riange between	ψ320,000	α	ψ500,000

#### Median sale price

Median price	\$472,500	H	ouse	Х		Sul	burb	Cranbourne West
Period - From	01/01/2017	to	31/03	3/2017	Sou	urce	REIV	,

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
11 Eminence Dr CRANBOURNE WEST 3977	\$530,000	15/01/2017
24 Alice Mary Rd CRANBOURNE WEST 3977	\$527,500	21/12/2016
26 Everlasting Blvd CRANBOURNE WEST 3977	\$511,000	18/04/2017



