



 4  2  2

Rooms:

Property Type: House

Land Size: 400 sqm

Agent Comments

Comparable Properties



11 Eminence Dr CRANBOURNE WEST 3977 (REI/VG)

Agent Comments

 4  2  2

Price: \$530,000

Method: Private Sale

Date: 15/01/2017

Rooms: 6

Property Type: House

Land Size: 422 sqm

24 Alice Mary Rd CRANBOURNE WEST 3977 (VG)

Agent Comments

 4  -  -

Price: \$527,500

Method: Sale

Date: 21/12/2016

Rooms: -

Property Type: House (Res)

Land Size: 407 sqm



26 Everlasting Blvd CRANBOURNE WEST 3977 (REI)

Agent Comments

 4  2  2

Price: \$511,000

Method: Private Sale

Date: 18/04/2017

Rooms: 5

Property Type: House (Res)

Land Size: 423 sqm

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

19 Crepe Avenue, Cranbourne West Vic 3977

Indicative selling price

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

Range between

\$520,000

&

\$560,000

Median sale price

Median price

\$472,500

House

X

Suburb

Cranbourne West

Period - From

01/01/2017

to

31/03/2017

Source

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