



STATEMENT OF INFORMATION

16 GREENMANTLE CLOSE, CRANBOURNE WEST, VIC 3977

PREPARED BY HOCKING STUART BERWICK

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



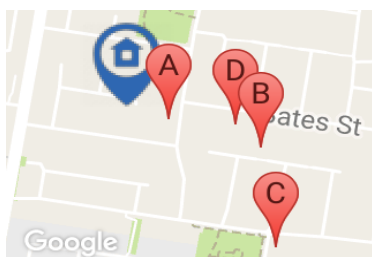
16 GREENMANTLE CLOSE, CRANBOURNE  3  2  2

Indicative Selling Price

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

410,000 to 450,000

SUBURB MEDIAN



CRANBOURNE WEST, VIC, 3977

Suburb Median Sale Price (House)

\$430,000

01 April 2016 to 31 March 2017

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.



45 BERNBOROUGH AVE, CRANBOURNE WEST,  3  2  2

Sale Price

\$450,000

Sale Date: 06/02/2017

Distance from Property: 71m



15 JAYE PL, CRANBOURNE WEST, VIC 3977  3  2  1

Sale Price

***\$440,000**

Sale Date: 18/04/2017

Distance from Property: 229m



91 RAISELL RD, CRANBOURNE WEST, VIC 3977  3  2  2

Sale Price

Price Withheld

Sale Date: 16/03/2017

Distance from Property: 349m



This report has been compiled on 19/05/2017 by Hocking Stuart Berwick. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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12 BATES ST, CRANBOURNE WEST, VIC 3977

 3  2  1

Sale Price

***\$457,000**

Sale Date: 27/02/2017

Distance from Property: 177m



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

16 GREENMANTLE CLOSE, CRANBOURNE WEST, VIC 3977

Indicative selling price

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

Single Price / Range

410,000 to 450,000

Median sale price

Median price

\$430,000

House

X

Unit

Suburb

CRANBOURNE
WEST

Period

01 April 2016 to 31 March 2017

Source


pricfinder

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
45 BERNBOROUGH AVE, CRANBOURNE WEST, VIC 3977	\$450,000	06/02/2017
15 JAYE PL, CRANBOURNE WEST, VIC 3977	*\$440,000	18/04/2017
91 RAISELL RD, CRANBOURNE WEST, VIC 3977	Price Withheld	16/03/2017
12 BATES ST, CRANBOURNE WEST, VIC 3977	*\$457,000	27/02/2017