

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

23 JAMES COOK DRIVE, CRANBOURNE, VIC 3977

Indicative selling price

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

Single Price: \$479,950

Median sale price

Median price

\$504,105

House

☒

Unit

☐

Suburb

CRANBOURNE

Period

01 January 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
4 LILLIAN ST, CRANBOURNE, VIC 3977	*\$475,000	15/12/2017
15 BOURKE RD, CRANBOURNE, VIC 3977	*\$490,000	24/10/2017
119 DUFF ST, CRANBOURNE, VIC 3977	\$485,800	16/09/2017