

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

41 EVELYNE AVENUE, CRANBOURNE, VIC 3977

Indicative selling price

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

Single Price: \$519,950

Median sale price

Median price

\$537,500

House

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Unit

Suburb

CRANBOURNE

Period

01 October 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
5 BOURKE RD, CRANBOURNE, VIC 3977	*\$509,095	21/12/2017
11 EVELYNE AVE, CRANBOURNE, VIC 3977	*\$540,000	16/11/2017
9 ARDMORE ST, CRANBOURNE, VIC 3977	*\$521,000	11/11/2017