

STATEMENT OF INFORMATION

26 FINTONA CRESCENT, CRANBOURNE WEST, VIC 3977

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



26 FINTONA CRESCENT, CRANBOURNE

 4  2  2

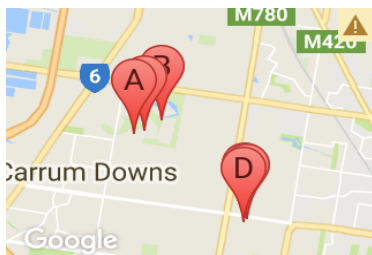
Indicative Selling Price

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

Price Range: \$690,000 to \$730,000

Provided by: Madhawa Hewawasam, Wise Group

MEDIAN SALE PRICE



CRANBOURNE WEST, VIC, 3977

Suburb Median Sale Price (House)

\$455,000

01 July 2016 to 30 June 2017

Provided by: 

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.



11 WARREGO CCT, SANDHURST, VIC 3977

 4  2  2

Sale Price

***\$890,000**

Sale Date: 23/08/2017

Distance from Property: 3.8km



8 MASHIE TCE, SANDHURST, VIC 3977

 3  2  2

Sale Price

***\$800,000**

Sale Date: 05/06/2017

Distance from Property: 3.6km



156 SANDHURST BVD, SANDHURST, VIC 3977

 4  2  2

Sale Price

***\$720,000**

Sale Date: 22/05/2017

Distance from Property: 3.7km



This report has been compiled on 03/09/2017 by Wise Group. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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90 ALARAH BVD, CRANBOURNE WEST, VIC

 4  -  -

Sale Price

\$665,000

Sale Date: 30/03/2017

Distance from Property: 139m



20 FINTONA CRES, CRANBOURNE WEST, VIC

 4  2  2

Sale Price

***\$650,888**

Sale Date: 14/08/2017

Distance from Property: 45m



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

26 FINTONA CRESCENT, CRANBOURNE WEST, VIC 3977

Indicative selling price

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

Price Range:

\$690,000 to \$730,000

Median sale price

Median price

\$455,000

House

Unit


Suburb

CRANBOURNE WEST

Period

01 July 2016 to 30 June 2017

Source



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
11 WARREGO CCT, SANDHURST, VIC 3977	*\$890,000	23/08/2017
8 MASHIE TCE, SANDHURST, VIC 3977	*\$800,000	05/06/2017
156 SANDHURST BVD, SANDHURST, VIC 3977	*\$720,000	22/05/2017
90 ALARAH BVD, CRANBOURNE WEST, VIC 3977	\$665,000	30/03/2017

20 FINTONA CRES, CRANBOURNE WEST, VIC 3977	*\$650,888	14/08/2017
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