

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

14 FLAMETREE CIRCUIT, CRANBOURNE, VIC 3977

Indicative selling price

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

Single Price: \$629,950

Median sale price

Median price

\$471,000

House

X

Unit

Suburb

CRANBOURNE

Period

01 October 2016 to 30 September
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 |
|--|------------|--------------|
| 11 FLAMETREE CCT, CRANBOURNE, VIC 3977 | *\$655,000 | 18/10/2017 |
| 68 SPRINGHILL DR, CRANBOURNE, VIC 3977 | \$600,000 | 04/06/2017 |
| 31 WATERBURY ST, CRANBOURNE, VIC 3977 | *\$663,000 | 11/11/2017 |