

-GR8 **EST8** **A G E N T S**

STATEMENT OF INFORMATION

8 ARDMORE STREET, CRANBOURNE, VIC 3977

PREPARED BY TONY, GR8 EST8 AGENTS, PHONE: 0412535195

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 ARDMORE STREET, CRANBOURNE, VIC 2 1 1

Indicative Selling Price

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

Price Range: \$380,000 to 418,000

Provided by: Tony, Gr8 Est8 Agents

MEDIAN SALE PRICE



CRANBOURNE, VIC, 3977

Suburb Median Sale Price (Unit)

\$328,200

01 October 2016 to 30 September 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.



59 LAMONT CRES, CRANBOURNE, VIC 3977 3 1 1

Sale Price

***\$439,000**

Sale Date: 16/10/2017

Distance from Property: 788m



1/8 GRACE ST, CRANBOURNE, VIC 3977 3 1 1

Sale Price

\$375,000

Sale Date: 28/06/2017

Distance from Property: 1km



1/3 FAIRFIELD ST, CRANBOURNE, VIC 3977 3 2 1

Sale Price

\$419,000

Sale Date: 30/07/2017

Distance from Property: 547m



This report has been compiled on 14/12/2017 by Gr8 Est8 Agents. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

8 ARDMORE STREET, CRANBOURNE, VIC 3977

Indicative selling price

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

Price Range:

\$380,000 to 418,000

Median sale price

Median price

\$328,200

House

Unit

X

Suburb

CRANBOURNE

Period

01 October 2016 to 30 September 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
59 LAMONT CRES, CRANBOURNE, VIC 3977	*\$439,000	16/10/2017
1/8 GRACE ST, CRANBOURNE, VIC 3977	\$375,000	28/06/2017
1/3 FAIRFIELD ST, CRANBOURNE, VIC 3977	\$419,000	30/07/2017