Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

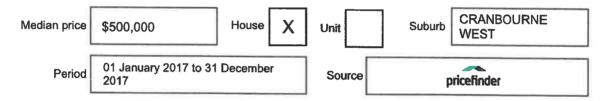
Address Including suburb and postcode 16 CITY VISTA CIRCUIT, CRANBOURNE WEST, VIC 3977

Indicative selling price

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

Price Range: \$600,000 to \$660,000

Median sale price



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
14 RED MAPLE DR, CRANBOURNE WEST, VIC 3977	*\$661,000	19/12/2017
41 MERRITT AVE, CRANBOURNE WEST, VIC 3977	*\$608,000	17/11/2017
7 HAZELMERE AVE, CRANBOURNE WEST, VIC 3977	*\$620,000	27/09/2017

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



16 CITY VISTA CIRCUIT, CRANBOURNE

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Indicative Selling Price

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

Price Range:

\$600,000 to \$660,000

MEDIAN SALE PRICE



CRANBOURNE WEST, VIC, 3977

Suburb Median Sale Price (House)

\$500,000

01 January 2017 to 31 December 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.



14 RED MAPLE DR, CRANBOURNE WEST, VIC







Sale Price

*\$661,000

Sale Date: 19/12/2017

Distance from Property: 944m





41 MERRITT AVE, CRANBOURNE WEST, VIC







Sale Price

*\$608,000

Sale Date: 17/11/2017

Distance from Property: 850m





7 HAZELMERE AVE, CRANBOURNE WEST, VIC 🚐 3 🕒 2







Sale Price

*\$620,000

Sale Date: 27/09/2017

Distance from Property: 1.7km

