

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

Median price \$500,000 House ☒ Unit ☐ Suburb CRANBOURNE WEST

Period 01 January 2017 to 31 December 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
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

 3  2  2

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

 3  2  2

Sale Price

***\$661,000**

Sale Date: 19/12/2017

Distance from Property: 944m



41 MERRITT AVE, CRANBOURNE WEST, VIC

 3  2  2

Sale Price

***\$608,000**

Sale Date: 17/11/2017

Distance from Property: 850m



7 HAZELMERE AVE, CRANBOURNE WEST, VIC

 3  2  2

Sale Price

***\$620,000**

Sale Date: 27/09/2017

Distance from Property: 1.7km



This report has been compiled on 18/01/2018 by Us Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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