

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



30 HAWKESEYE WAY, CRANBOURNE

3 2 2

Indicative Selling Price

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

Price Range: **\$440,000 to \$480,000**

Provided by: Marie Kovacs, Eview Group South East

MEDIAN SALE PRICE



CRANBOURNE EAST, VIC, 3977

Suburb Median Sale Price (House)

\$490,000

01 July 2016 to 30 June 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.



4 HOGAN ST, CRANBOURNE EAST, VIC 3977

3 2 2

Sale Price

\$450,000

Sale Date: 21/06/2017

Distance from Property: 395m



9 PALLYANG LANE, CRANBOURNE EAST, VIC

3 2 2

Sale Price

\$462,600

Sale Date: 30/05/2017

Distance from Property: 462m



33 ARROW RD, CRANBOURNE EAST, VIC 3977

3 2 2

Sale Price

\$480,000

Sale Date: 27/03/2017

Distance from Property: 1.3km



This report has been compiled on 23/09/2017 by Eview Group South East. 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

30 HAWKESEYE WAY, CRANBOURNE EAST, VIC 3977

Indicative selling price

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

Price Range:

\$440,000 to \$480,000

Median sale price

Median price

\$490,000

House

X

Unit

Suburb

CRANBOURNE
EAST

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
4 HOGAN ST, CRANBOURNE EAST, VIC 3977	\$450,000	21/06/2017
9 PALLYANG LANE, CRANBOURNE EAST, VIC 3977	\$462,600	30/05/2017
33 ARROW RD, CRANBOURNE EAST, VIC 3977	\$480,000	27/03/2017