

## 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 BALLANEE GROVE, CRANBOURNE NORTH, VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price: \$520,000

### Median sale price

Median price

\$500,500

House

X

Unit

Suburb

CRANBOURNE  
NORTH

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
13 CUMQUAT CRT, CRANBOURNE NORTH, VIC 3977	*\$500,000	29/07/2017
8 MARIA CRT, CRANBOURNE NORTH, VIC 3977	*\$550,000	22/07/2017
16 JOSEPHINE AVE, CRANBOURNE NORTH, VIC 3977	\$515,000	06/05/2017