

STATEMENT OF INFORMATION

42 WESTMORELAND AVENUE, CRANBOURNE NORTH, VIC 3977 PREPARED BY TONY MUAREMOV, GR8 EST8 AGENTS, PHONE: 0412535195



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



42 WESTMORELAND AVENUE,







Indicative Selling Price

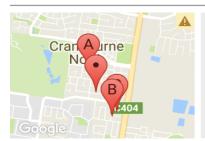
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$570,000 to \$627,000

Provided by: Tony Muaremov, Gr8 Est8 Agents

MEDIAN SALE PRICE



CRANBOURNE NORTH, VIC, 3977

Suburb Median Sale Price (House)

\$545,500

01 April 2017 to 31 March 2018

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 DERBY CRT, CRANBOURNE NORTH, VIC







Sale Price

*\$622,000

Sale Date: 20/03/2018

Distance from Property: 313m







*\$600,000

Sale Date: 06/02/2018





6 OATES CRT, CRANBOURNE NORTH, VIC



Distance from Property: 408m





Sale Price

*\$555,000

Sale Date: 26/02/2018

Distance from Property: 384m



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	
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Indicative selling price

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

Price Range: \$570,000 to \$627,000

Median sale price

Median price	\$545,500	House	X	Unit	Suburb	CRANBOURNE NORTH
Period	01 April 2017 to 31 March 2018			Source		ricefinder

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 DERBY CRT, CRANBOURNE NORTH, VIC 3977	*\$622,000	20/03/2018
6 DAPHNE WAY, CRANBOURNE NORTH, VIC 3977	*\$600,000	06/02/2018
6 OATES CRT, CRANBOURNE NORTH, VIC 3977	*\$555,000	26/02/2018