

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

33 Flanagan Crescent, Cranbourne South Vic 3977

Indicative selling price

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

Single price \$650,000

Median sale price

Median price \$980,000

Property Type House

Suburb Cranbourne South

Period - From 17/12/2018

to 16/12/2019

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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
1	28 Nagle Cr CRANBOURNE WEST 3977	\$635,000	07/09/2019
2	84 Everlasting Blvd CRANBOURNE WEST 3977	\$634,000	24/11/2019
3	2 Atbara La CRANBOURNE SOUTH 3977	\$625,000	30/09/2019

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

17/12/2019 16:46



Property Type: Land

Land Size: 400 sqm approx

Agent Comments

Comparable Properties

28 Nagle Cr CRANBOURNE WEST 3977 (VG)

Agent Comments



Price: \$635,000

Method: Sale

Date: 07/09/2019

Property Type: House (Res)

Land Size: 420 sqm approx



84 Everlasting Blvd CRANBOURNE WEST 3977 (REI)

Agent Comments



Price: \$634,000

Method: Private Sale

Date: 24/11/2019

Property Type: House

Land Size: 480 sqm approx



2 Atbara La CRANBOURNE SOUTH 3977 (REI/VG)

Agent Comments



Price: \$625,000

Method: Private Sale

Date: 30/09/2019

Property Type: House

Land Size: 400 sqm approx