

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	8 HAZELMERE AVENUE, CRANBOURNE WEST, VIC 3977
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Indicative selling price

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

Price Range: \$570,000 to \$620,000

Median sale price

Median price	\$486,000	House	<input checked="" type="checkbox"/>	Unit	<input type="checkbox"/>	Suburb	CRANBOURNE WEST
Period	01 October 2016 to 30 September 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 ST MELLION CRT, CRANBOURNE, VIC 3977	\$635,000	30/07/2017
7 HAZELMERE AVE, CRANBOURNE WEST, VIC 3977	*\$620,000	27/09/2017
16 BARILLA CRT, CRANBOURNE, VIC 3977	*\$600,000	09/11/2017