

STATEMENT OF INFORMATION

55 NOORAT PLACE, CRANBOURNE NORTH, VIC 3977

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



55 NOORAT PLACE, CRANBOURNE



Indicative Selling Price

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

Price Range: **\$420,000 to \$440,000**

Provided by: Shan Dias, Wise Group

MEDIAN SALE PRICE



CRANBOURNE NORTH, VIC, 3977

Suburb Median Sale Price (Vacant Land)

\$275,000

01 July 2016 to 30 June 2017

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



48 TULLIALLAN BVD, CRANBOURNE NORTH,



Sale Price

\$425,000

Sale Date: 03/04/2017

Distance from Property: 709m



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

55 NOORAT PLACE, CRANBOURNE NORTH, VIC 3977

Indicative selling price

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

Price Range:

\$420,000 to \$440,000

Median sale price

Median price

\$275,000

House

Unit

Suburb

CRANBOURNE
NORTH

Period

01 July 2016 to 30 June 2017

Source



Comparable property sales

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.

Address of comparable property

Price

Date of sale

48 TULLIALLAN BVD, CRANBOURNE NORTH, VIC 3977

\$425,000

03/04/2017