

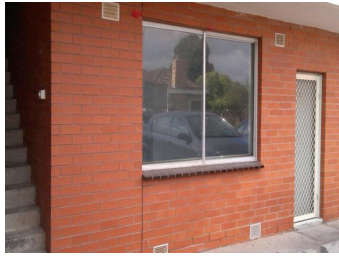
# STATEMENT OF INFORMATION

5/12 CRANBOURNE AVENUE, SUNSHINE NORTH, VIC 3020

PREPARED BY BURAK BINATLI, BORAN REAL ESTATE, PHONE: 0455663331

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**5/12 CRANBOURNE AVENUE, SUNSHINE**

 1  1  1

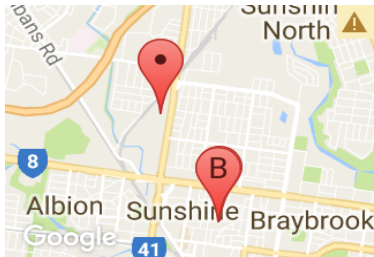
Indicative Selling Price

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

Price Range: **\$225,000 to \$240,000**

Provided by: C.Burak Binatli, Boran Real Estate

## MEDIAN SALE PRICE



**SUNSHINE NORTH, VIC, 3020**

Suburb Median Sale Price (Unit)

**\$411,500**

01 April 2016 to 31 March 2017

Provided by: 

## 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.



**15/7 PENGELLY CRT, SUNSHINE, VIC 3020**

 1  1  1

Sale Price

**Price Withheld**

Sale Date: 01/05/2017

Distance from Property: 1.7km



**17/7 PENGELLY CRT, SUNSHINE, VIC 3020**

 1  1  1

Sale Price

**\$211,000**

Sale Date: 23/01/2017

Distance from Property: 1.7km



This report has been compiled on 23/06/2017 by Boran Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## 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

5/12 CRANBOURNE AVENUE, SUNSHINE NORTH, VIC 3020

### Indicative selling price

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

Price Range: \$225,000 to \$240,000

### Median sale price

Median price

\$411,500

House

Unit

X

Suburb

SUNSHINE NORTH

Period

01 April 2016 to 31 March 2017

Source

 pricfinder

### 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
15/7 PENGELLY CRT, SUNSHINE, VIC 3020	Price Withheld	01/05/2017
17/7 PENGELLY CRT, SUNSHINE, VIC 3020	\$211,000	23/01/2017