

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



67 DONOHUE STREET, CRANBOURNE

4 2 2

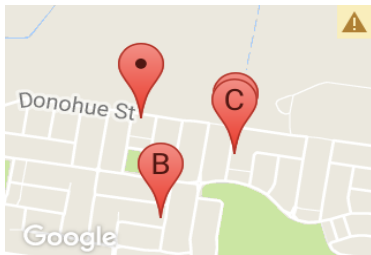
Indicative Selling Price

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

Price Range: **\$540,000 to \$590,000**

Provided by: Michael Collins, Ian Reid Vendor Advocates

MEDIAN SALE PRICE



CRANBOURNE EAST, VIC, 3977

Suburb Median Sale Price (House)

\$590,000

01 October 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.



14 BROCKER ST, CLYDE NORTH, VIC 3978

4 2 2

Sale Price

\$590,000

Sale Date: 16/01/2018

Distance from Property: 325m



9 BLACK CAESAR DR, CRANBOURNE EAST, VIC

4 2 2

Sale Price

\$586,000

Sale Date: 09/01/2018

Distance from Property: 361m



10 BROCKER ST, CLYDE NORTH, VIC 3978

3 2 2

Sale Price

***\$560,000**

Sale Date: 24/04/2018

Distance from Property: 330m



This report has been compiled on 09/05/2018 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2018 - 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

67 DONOHUE STREET, CRANBOURNE EAST, VIC 3977

Indicative selling price

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

Price Range:

\$540,000 to \$590,000

Median sale price

Median price

\$590,000

House

X

Unit

Suburb

CRANBOURNE
EAST

Period

01 October 2017 to 31 March 2018

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 BROCKER ST, CLYDE NORTH, VIC 3978	\$590,000	16/01/2018
9 BLACK CAESAR DR, CRANBOURNE EAST, VIC 3977	\$586,000	09/01/2018
10 BROCKER ST, CLYDE NORTH, VIC 3978	*\$560,000	24/04/2018