

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 HELMSDALE COURT, CRANBOURNE

 3  1  1

Indicative Selling Price

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

Price Range: **\$480,000 to \$525,000**

Provided by: Glenda Ashton, Us Real Estate

MEDIAN SALE PRICE



CRANBOURNE WEST, VIC, 3977

Suburb Median Sale Price (House)

\$523,000

01 April 2017 to 31 March 2018

Provided by: 

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.



19 ELANDRA WAY, CRANBOURNE WEST, VIC

 3  1  1

Sale Price

\$510,000

Sale Date: 31/10/2017

Distance from Property: 1.5km



13 HELMSDALE CRT, CRANBOURNE WEST, VIC

 3  1  2

Sale Price

\$501,000

Sale Date: 23/10/2017

Distance from Property: 74m



41 MIDDLEHAM CL, CRANBOURNE WEST, VIC

 3  1  1

Sale Price

\$472,000

Sale Date: 25/09/2017

Distance from Property: 158m



This report has been compiled on 04/04/2018 by Us Real Estate. 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

4 HELMSDALE COURT, CRANBOURNE WEST, VIC 3977

Indicative selling price

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Price Range: \$480,000 to \$525,000

Median sale price

Median price

\$523,000

House

X

Unit


Suburb

CRANBOURNE WEST

Period

01 April 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
19 ELANDRA WAY, CRANBOURNE WEST, VIC 3977	\$510,000	31/10/2017
13 HELMSDALE CRT, CRANBOURNE WEST, VIC 3977	\$501,000	23/10/2017
41 MIDDLEHAM CL, CRANBOURNE WEST, VIC 3977	\$472,000	25/09/2017