

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	31 ARDENT CRESCENT, CRANBOURNE EAST, VIC 3977
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Indicative selling price

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

Price Range: \$520,000 to \$570,000

Median sale price

Median price \$485,000

House

X

Unit

Suburb

CRANBOURNE
EAST

Period 01 July 2016 to 30 June 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
7 CHORUS WAY, CRANBOURNE EAST, VIC 3977	\$560,000	16/06/2017
83 BROAD OAK DR, CRANBOURNE EAST, VIC 3977	\$560,000	13/05/2017
4 STAG CL, CRANBOURNE EAST, VIC 3977	\$550,000	14/03/2017