

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

37 GIPPS CRESCENT, CRANBOURNE NORTH, VIC 3977

Indicative selling price

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

Price Range: \$500,000 to \$530,000

Median sale price

Median price \$542,750

House

X

Unit

Suburb

CRANBOURNE
NORTH

Period 01 July 2017 to 30 September 2017

Source


pricefinder

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
3 MITCHELL CT, CRANBOURNE NORTH, VIC 3977	*\$582,000	30/11/2017
39 HOYSTED AVE, CRANBOURNE NORTH, VIC 3977	*\$515,000	13/11/2017
10 JOSEPHINE AVE, CRANBOURNE NORTH, VIC 3977	*\$510,000	21/10/2017