

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

2 Cranswick Crescent, Sale Vic 3850

Indicative selling price

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

Single price \$395,000

Median sale price

Median price \$350,000

House

X

Unit

Suburb or locality

Sale

Period - From 01/04/2017

to

30/06/2017

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
1	47 Elgin St SALE 3850	\$416,000	09/07/2016
2	5 Thornley Ct SALE 3850	\$395,000	20/01/2017
3	2 Page Ct SALE 3850	\$385,000	24/07/2017

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.~~



Rooms:

Property Type: House (Previously Occupied - Detached)

Agent Comments

Comparable Properties



47 Elgin St SALE 3850 (REI/VG)

Agent Comments



Price: \$416,000

Method: Auction Sale

Date: 09/07/2016

Rooms: 5

Property Type: House (Res)

Land Size: 790 sqm approx



5 Thornley Ct SALE 3850 (REI/VG)

Agent Comments



Price: \$395,000

Method: Private Sale

Date: 20/01/2017

Rooms: 9

Property Type: House

Land Size: 918 sqm approx



2 Page Ct SALE 3850 (REI/VG)

Agent Comments



Price: \$385,000

Method: Private Sale

Date: 24/07/2017

Rooms: 8

Property Type: House

Land Size: 602 sqm approx