



STATEMENT OF INFORMATION

20 CELTIC DRIVE, CRANBOURNE EAST, VIC 3977

PREPARED BY BRAD SPENCER, HARCOURTS PAKENHAM, PHONE: 0439899920

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



20 CELTIC DRIVE, CRANBOURNE EAST,



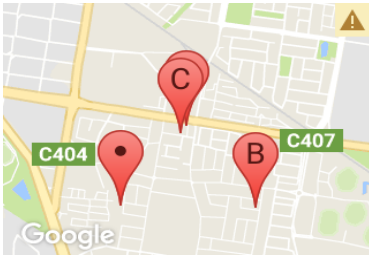
Indicative Selling Price

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

Price Range: **\$370,000 to \$400,000**

Provided by: Brad Spencer, Harcourts Pakenham

MEDIAN SALE PRICE



CRANBOURNE EAST, VIC, 3977

Suburb Median Sale Price (Vacant Land)

\$345,000

01 July 2017 to 31 December 2017

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.



9 BATHGATE CRES, CRANBOURNE EAST, VIC



Sale Price

\$365,000

Sale Date: 15/08/2017

Distance from Property: 713m



111 NELSON ST, CRANBOURNE EAST, VIC



Sale Price

\$365,000

Sale Date: 01/09/2017

Distance from Property: 881m



6 BANKTON AVE, CRANBOURNE EAST, VIC



Sale Price

\$360,000

Sale Date: 05/09/2017

Distance from Property: 652m



This report has been compiled on 10/01/2018 by Harcourts Pakenham. 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

20 CELTIC DRIVE, CRANBOURNE EAST, VIC 3977

Indicative selling price

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

Price Range: \$370,000 to \$400,000

Median sale price

Median price \$345,000

House

Unit

Suburb

CRANBOURNE
EAST

Period 01 July 2017 to 31 December 2017

Source


pricfinder

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 |
|--|-----------|--------------|
| 9 BATHGATE CRES, CRANBOURNE EAST, VIC 3977 | \$365,000 | 15/08/2017 |
| 111 NELSON ST, CRANBOURNE EAST, VIC 3977 | \$365,000 | 01/09/2017 |
| 6 BANKTON AVE, CRANBOURNE EAST, VIC 3977 | \$360,000 | 05/09/2017 |