



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address (including Suburb and postcode)

1 Hargrave Court, CRANBOURNE, 3977

Indicative selling price

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

Single Price

or range between

\$500,000

&

\$550,000

Median sale price

Median price

\$500,000

Property type

House

Suburb

CRANBOURNE, 3977

Period from

09/04/2017

to

30/09/2017

Source

RPDATA

Comparable property sale

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

16 Fairbairn Road, CRANBOURNE, 3977 Victoria

\$500,000

25/05/2017

58 Cochrane Street, CRANBOURNE, 3977 Victoria

\$505,000

05/07/2017

74 Clarendon Street, CRANBOURNE, 3977 Victoria

\$530,000

12/09/2017