
STATEMENT OF INFORMATION

INTERNET ADVERTISING FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

86 Gipps Crescent, Cranbourne North, VIC 3977

INDICATIVE SELLING PRICE

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

Range Between \$460,000 & \$500,000

MEDIAN SALE PRICE

Median price \$436,000 | House | Cranbourne North (3977)

Period - From 29 May 2017 to 2 June 2017 | Source - REALESTATE.COM.AU

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
8 MARSDEN CT, CRANBOURNE NORTH VIC 3977	\$510,000	12/05/2017
11 STRZELECKI CT, CRANBOURNE NORTH VIC 3977	\$490,000	23/03/2017
98 ENDEAVOUR DR, CRANBOURNE NORTH VIC 3977	\$535,000	16/05/2017

Please contact us for further information regarding this document or visit consumer.vic.gov.au/underquoting

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