

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



18 PEPPERCORN COURT, CRANBOURNE  3  1  2

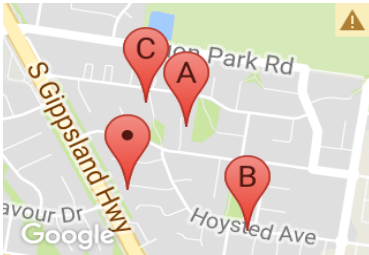
Indicative Selling Price

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

Price Range: **\$510,000 to \$550,000**

Provided by: Vikram Dhankhar, LJ Hooker Cranbourne

MEDIAN SALE PRICE



CRANBOURNE NORTH, VIC, 3977

Suburb Median Sale Price (House)

\$560,000

01 July 2017 to 31 December 2017

Provided by: 

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.



8 JASMINE CRT, CRANBOURNE NORTH, VIC  3  2  2

Sale Price

\$521,050

Sale Date: 19/12/2017

Distance from Property: 295m 



39 HOYSTED AVE, CRANBOURNE NORTH, VIC  3  1  1

Sale Price

***\$515,000**

Sale Date: 13/11/2017

Distance from Property: 418m 



2 CHESHUNT CRT, CRANBOURNE NORTH, VIC  2  2  1

Sale Price

\$523,000

Sale Date: 20/10/2017

Distance from Property: 317m 

This report has been compiled on 13/03/2018 by LJ Hooker Cranbourne. 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

18 PEPPERCORN COURT, CRANBOURNE NORTH, VIC 3977

Indicative selling price

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

Price Range: \$510,000 to \$550,000

Median sale price

Median price \$560,000

House

Unit

Suburb

CRANBOURNE
NORTH

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
8 JASMINE CRT, CRANBOURNE NORTH, VIC 3977	\$521,050	19/12/2017
39 HOYSTED AVE, CRANBOURNE NORTH, VIC 3977	*\$515,000	13/11/2017
2 CHESHUNT CRT, CRANBOURNE NORTH, VIC 3977	\$523,000	20/10/2017