

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
locality and postcode

57 Chantenay Parade, Cranbourne North

Indicative selling price

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

Range Between

\$600,000

&

\$660,000

Median Sale Price

Median price

\$522,000

House

X

Suburb
or locality

Cranbourne North

Period - From

04/06/2018

to

04/06/2018

Source

Other

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
1. 67 Chantenay Parade, Cranbourne North	\$660,000	12/11/2017
2. 16 Tilden Rise, Cranbourne North	\$600,000	23/01/2018
3. 63 Mickleham Drive, Cranbourne North	\$650,000	10/11/2017

Disclaimer: Every care has been taken in the preparation of the attached information, however is to be used as a guide only and are not representations by the Owner/s or Agent. Comparable sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Statement of Information



Sections 47AF of the Estate Agents Act 1980



57 Chantenay Parade, Cranbourne North

4 2 2

Indicative selling price: \$600,000-\$660,000

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

Bed Bath Car

Cranbourne north

Median House Price: \$522,000

Period From: 04/06/2018

Source: Other

Median Unit Price:

Period to: 04/06/2018

Comparable Sales

Address	Type	Bed	Bath	Car	Sold Price	Sold Date	Area
67 Chantenay Parade, Cranbourne North	House	4	2	2	\$660,000	12/11/2017	528m2
16 Tilden Rise, Cranbourne North	House	4	2	2	\$600,000	23/01/2018	500m2
63 Mickleham Drive, Cranbourne North	House	4	2	2	\$650,000	10/11/2017	480m2

Disclaimer: Every care has been taken in the preparation of the attached information in accordance with Section 47AF of the Estate Agents Act 1980, however is to be used as a guide only and are not representations by the Owner/s or Agent. Comparable sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Prepared on 14 June 2018

Agent Details

Peter Nicolls

0418 311 048

peternicolls@krpeters.com.au