

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



16 GLENWOOD COURT, CRANBOURNE,

3 1 1

Indicative Selling Price

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

Price Range: \$430,000 to \$470,000

Provided by: Vikram Dhankhar, LJ Hooker Cranbourne

MEDIAN SALE PRICE



CRANBOURNE, VIC, 3977

Suburb Median Sale Price (House)

\$465,000

01 January 2017 to 30 June 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.



277 NARRE WARREN RD, CRANBOURNE, VIC

3 2 2

Sale Price

\$460,000

Sale Date: 06/03/2017

Distance from Property: 1.4km



15 BELLARINE DR, CRANBOURNE, VIC 3977

3 1 1

Sale Price

***\$420,000**

Sale Date: 26/06/2017

Distance from Property: 1.3km



231 MONAHANS RD, CRANBOURNE WEST,

3 1 2

Sale Price

***\$446,000**

Sale Date: 21/06/2017

Distance from Property: 803m



This report has been compiled on 31/07/2017 by LJ Hooker Cranbourne. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

16 GLENWOOD COURT, CRANBOURNE, VIC 3977

Indicative selling price

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

Price Range: \$430,000 to \$470,000

Median sale price

Median price

\$465,000

House

Unit

Suburb

CRANBOURNE

Period

01 January 2017 to 30 June 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
277 NARRE WARREN RD, CRANBOURNE, VIC 3977	\$460,000	06/03/2017
15 BELLARINE DR, CRANBOURNE, VIC 3977	*\$420,000	26/06/2017
231 MONAHANS RD, CRANBOURNE WEST, VIC 3977	*\$446,000	21/06/2017