

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 16 GLENWOOD COURT, CRANBOURNE, 🛛 🖾 1 🖽 1

Indicative Selling Price

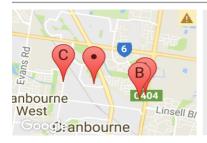
For the meaning of this price see consumer.vic.au/underquoting

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)

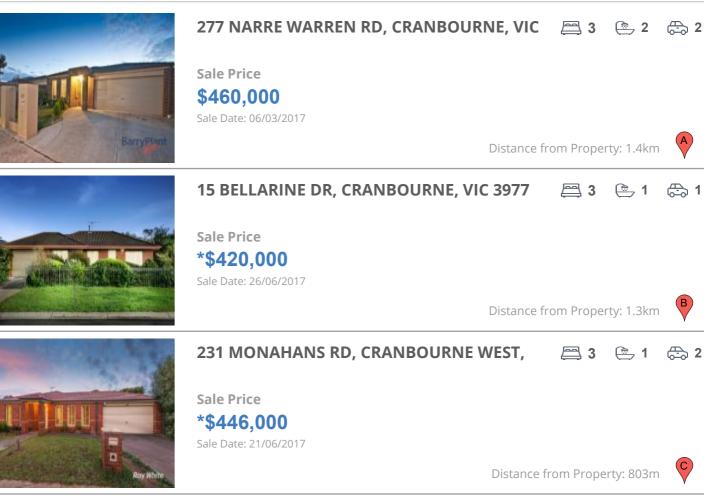
\$465,000

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.



This report has been compiled on 31/07/2017 by LJ Hooker Cranbourne. Property Data Solutions Pty Ltd 2017 - 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 16 GLENWOOD COURT, CRANBOURNE, VIC 3977

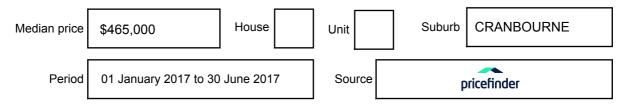
### Indicative selling price

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

Price Range:

\$430,000 to \$470,000

#### Median sale price



### **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

