

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



18 ARNOLD STREET, CRANBOURNE, VIC  4  2  2

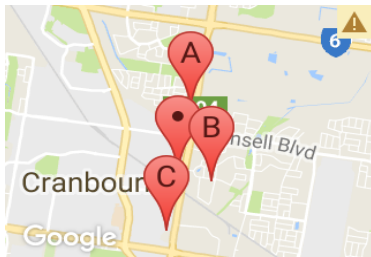
Indicative Selling Price

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

Price Range: **\$595,000 to \$645,000**

Provided by: Vikram Dhankhar, LJ Hooker Cranbourne

MEDIAN SALE PRICE



CRANBOURNE, VIC, 3977

Suburb Median Sale Price (House)

\$517,000

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.



3 PHOENIX AVE, CRANBOURNE, VIC 3977  3  2  2

Sale Price

\$670,000

Sale Date: 10/10/2016

Distance from Property: 936m



29 HUNT CLUB BVD, CRANBOURNE EAST, VIC  4  2  2

Sale Price

\$600,000

Sale Date: 13/10/2016

Distance from Property: 464m



39 BAKEWELL ST, CRANBOURNE, VIC 3977  4  2  2

Sale Price

\$590,000

Sale Date: 13/02/2017

Distance from Property: 863m



This report has been compiled on 15/01/2018 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 ARNOLD STREET, CRANBOURNE, VIC 3977

Indicative selling price

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

Price Range: \$595,000 to \$645,000

Median sale price

Median price \$517,000

House

Unit

Suburb

CRANBOURNE

Period 01 July 2017 to 31 December 2017

Source



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
3 PHOENIX AVE, CRANBOURNE, VIC 3977	\$670,000	10/10/2016
29 HUNT CLUB BVD, CRANBOURNE EAST, VIC 3977	\$600,000	13/10/2016
39 BAKEWELL ST, CRANBOURNE, VIC 3977	\$590,000	13/02/2017