

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



14 HOTHAM STREET, CRANBOURNE, VIC  **3**  **1**  **2**

Indicative Selling Price

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

485,000 to 530,000

Provided by: Vikram Dhankhar, LJ Hooker Cranbourne

SUBURB MEDIAN



CRANBOURNE, VIC, 3977

Suburb Median Sale Price (House)

\$436,000

01 October 2016 to 31 March 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.



9 RUSSELL ST, CRANBOURNE, VIC 3977  **3**  **1**  **1**

Sale Price

\$490,000

Sale Date: 06/12/2016

Distance from Property: 863m



69 PHOENIX AVE, CRANBOURNE, VIC 3977  **3**  **2**  **2**

Sale Price

\$531,000

Sale Date: 02/02/2017

Distance from Property: 1km



7 CRANBERRY PL, CRANBOURNE, VIC 3977  **3**  **2**  **4**

Sale Price

\$522,000

Sale Date: 22/01/2017

Distance from Property: 1.7km



This report has been compiled on 16/05/2017 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

14 HOTHAM STREET, CRANBOURNE, VIC 3977

Indicative selling price

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

Single Price / Range

485,000 to 530,000

Median sale price

Median price

\$436,000

House

X

Unit


Suburb

CRANBOURNE

Period

01 October 2016 to 31 March 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
9 RUSSELL ST, CRANBOURNE, VIC 3977	\$490,000	06/12/2016
69 PHOENIX AVE, CRANBOURNE, VIC 3977	\$531,000	02/02/2017
7 CRANBERRY PL, CRANBOURNE, VIC 3977	\$522,000	22/01/2017