

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



14 HOTHAM STREET, CRANBOURNE, VIC 🕮 3 🕒 1







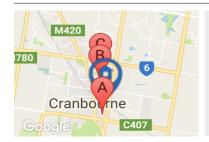
Indicative Selling Price

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: **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.



9 RUSSELL ST, CRANBOURNE, VIC 3977







Sale Price

\$490,000

Sale Date: 06/12/2016

Distance from Property: 863m





69 PHOENIX AVE, CRANBOURNE, VIC 3977









Sale Price

\$531,000

Sale Date: 02/02/2017

Distance from Property: 1km





7 CRANBERRY PL, CRANBOURNE, VIC 3977







Sale Price

\$522,000

Sale Date: 22/01/2017

Distance from Property: 1.7km



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
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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 20	17	Sour	се	p	ricefinder

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

