

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



15 BOURKE ROAD, CRANBOURNE, VIC

 3  1  2

Indicative Selling Price

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

Price Range: \$480,000 to \$510,000

Provided by: Vikram Dhankhar, LJ Hooker Cranbourne

MEDIAN SALE PRICE



CRANBOURNE, VIC, 3977

Suburb Median Sale Price (House)

\$473,100

01 January 2017 to 30 June 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.



13 MARNEBECK CRT, CRANBOURNE, VIC 3977

 3  2  3

Sale Price

***\$531,986**

Sale Date: 16/08/2017

Distance from Property: 386m



2 HAYDON CRT, CRANBOURNE, VIC 3977

 3  1  4

Sale Price

***\$480,000**

Sale Date: 31/07/2017

Distance from Property: 247m



67 CIRCLE DR, CRANBOURNE, VIC 3977

 3  1  2

Sale Price

\$489,000

Sale Date: 04/05/2017

Distance from Property: 407m



This report has been compiled on 19/09/2017 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

15 BOURKE ROAD, CRANBOURNE, VIC 3977

Indicative selling price

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Price Range: \$480,000 to \$510,000

Median sale price

Median price \$473,100

House

Unit

Suburb

CRANBOURNE

Period 01 January 2017 to 30 June 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
13 MARNEBECK CRT, CRANBOURNE, VIC 3977	*\$531,986	16/08/2017
2 HAYDON CRT, CRANBOURNE, VIC 3977	*\$480,000	31/07/2017
67 CIRCLE DR, CRANBOURNE, VIC 3977	\$489,000	04/05/2017