

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



55 JUNE STREET, ADAMS ESTATE, VIC

 3  2  2

Indicative Selling Price

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

Price Range: \$410,000 to \$450,000

Provided by: Vikram Dhankhar, LJ Hooker Cranbourne

MEDIAN SALE PRICE



ADAMS ESTATE, VIC, 3984

Suburb Median Sale Price (House)

\$335,000

01 January 2017 to 30 June 2017

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



69 JUNE ST, ADAMS ESTATE, VIC 3984

 3  1  2

Sale Price

\$335,000

Sale Date: 04/05/2017

Distance from Property: 138m



46 BRAZIER ST, GRANTVILLE, VIC 3984

 4  2  2

Sale Price

\$400,000

Sale Date: 09/06/2017

Distance from Property: 1.6km



32 STEWART ST, GRANTVILLE, VIC 3984

 2  2  5

Sale Price

\$460,000

Sale Date: 21/05/2017

Distance from Property: 3.6km



This report has been compiled on 13/09/2017 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 outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

55 JUNE STREET, ADAMS ESTATE, VIC 3984

Indicative selling price

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

Price Range: \$410,000 to \$450,000

Median sale price

Median price \$335,000

House

Unit

Suburb

ADAMS ESTATE

Period 01 January 2017 to 30 June 2017

Source



Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
69 JUNE ST, ADAMS ESTATE, VIC 3984	\$335,000	04/05/2017
46 BRAZIER ST, GRANTVILLE, VIC 3984	\$400,000	09/06/2017
32 STEWART ST, GRANTVILLE, VIC 3984	\$460,000	21/05/2017