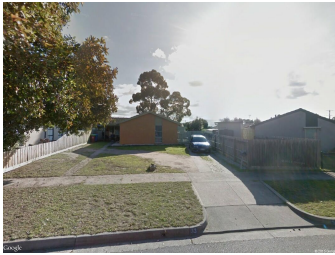


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



33 VALEPARK CRESCENT,

 3  1  4

Indicative Selling Price

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

Price Range: \$580,000 to \$630,000

Provided by: Declan McAuliffe, LJ Hooker Cranbourne

MEDIAN SALE PRICE



CRANBOURNE, VIC, 3977

Suburb Median Sale Price (House)

\$490,000

01 January 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.



15 VALEPARK CRES, CRANBOURNE, VIC 3977

 3  1  1

Sale Price

\$600,000

Sale Date: 17/10/2017

Distance from Property: 159m



16 BARILLA CRT, CRANBOURNE, VIC 3977

 4  2  2

Sale Price

\$600,000

Sale Date: 06/11/2017

Distance from Property: 664m



12 BANKS RD, CRANBOURNE, VIC 3977

 5  2  5

Sale Price

***\$600,000**

Sale Date: 18/01/2018

Distance from Property: 799m



This report has been compiled on 07/02/2018 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

33 VALEPARK CRESCENT, CRANBOURNE, VIC 3977

Indicative selling price

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

Price Range: \$580,000 to \$630,000

Median sale price

Median price

\$490,000

House

Unit

Suburb

CRANBOURNE

Period

01 January 2017 to 31 December 2017

Source

 pricfinder

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
15 VALEPARK CRES, CRANBOURNE, VIC 3977	\$600,000	17/10/2017
16 BARILLA CRT, CRANBOURNE, VIC 3977	\$600,000	06/11/2017
12 BANKS RD, CRANBOURNE, VIC 3977	*\$600,000	18/01/2018