

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



9 MOSSEY CRESCENT, CRANBOURNE

 4  2  1

Indicative Selling Price

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

Price Range: **\$420,000 to \$460,000**

MEDIAN SALE PRICE



CRANBOURNE EAST, VIC, 3977

Suburb Median Sale Price (House)

\$475,000

01 July 2016 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.



5 SALOON CCT, CLYDE NORTH, VIC 3978

 4  2  1

Sale Price

***\$472,000**

Sale Date: 11/05/2017

Distance from Property: 1.8km



84 NELSON ST, CRANBOURNE EAST, VIC 3977

 4  2  2

Sale Price

\$455,000

Sale Date: 21/02/2017

Distance from Property: 249m



1 CARTWRIGHT GR, CRANBOURNE EAST, VIC

 4  2  2

Sale Price

\$446,000

Sale Date: 26/01/2017

Distance from Property: 525m



This report has been compiled on 05/07/2017 by Keen Real Estate. 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

9 MOSSEY CRESCENT, CRANBOURNE EAST, VIC 3977

Indicative selling price

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Price Range:

\$420,000 to \$460,000

Median sale price

Median price

\$475,000

House

X

Unit

Suburb

CRANBOURNE EAST

Period

01 July 2016 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
5 SALOON CCT, CLYDE NORTH, VIC 3978	*\$472,000	11/05/2017
84 NELSON ST, CRANBOURNE EAST, VIC 3977	\$455,000	21/02/2017
1 CARTWRIGHT GR, CRANBOURNE EAST, VIC 3977	\$446,000	26/01/2017