



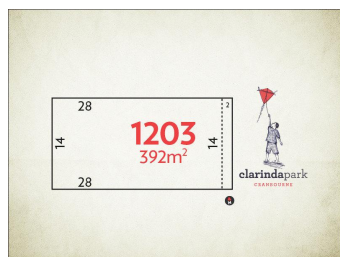
STATEMENT OF INFORMATION

4 STRICKLAND STREET, CRANBOURNE WEST, VIC 3977

PREPARED BY MADHAWA HEWAWASAM, WISE GROUP, PHONE: 0426659974

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 STRICKLAND STREET, CRANBOURNE

 4  2  2

Indicative Selling Price

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

Price Range:

Provided by: Madhawa Hewawasam, Wise Group

MEDIAN SALE PRICE



CRANBOURNE WEST, VIC, 3977

Suburb Median Sale Price (House)

\$486,000

01 October 2016 to 30 September 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.



25 BRADMAN DR, CRANBOURNE WEST, VIC

 4  2  2

Sale Price

\$605,000

Sale Date: 08/09/2017

Distance from Property: 786m



101 EVERLASTING BVD, CRANBOURNE WEST, VIC

 4  2  2

Sale Price

\$608,000

Sale Date: 24/07/2017

Distance from Property: 277m



27 ST CLAIR AVE, CRANBOURNE WEST, VIC

 4  2  2

Sale Price

***\$610,000**

Sale Date: 22/07/2017

Distance from Property: 2.2km



This report has been compiled on 29/11/2017 by Wise Group. 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

4 STRICKLAND STREET, CRANBOURNE WEST, VIC 3977

Indicative selling price

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

Price Range:

Median sale price

Median price

\$486,000

House

Unit

Suburb

CRANBOURNE
WEST

Period

01 October 2016 to 30 September
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
25 BRADMAN DR, CRANBOURNE WEST, VIC 3977	\$605,000	08/09/2017
101 EVERLASTING BVD, CRANBOURNE WEST, VIC 3977	\$608,000	24/07/2017
27 ST CLAIR AVE, CRANBOURNE WEST, VIC 3977	*\$610,000	22/07/2017