

-GR8 **EST8** **A G E N T S**

STATEMENT OF INFORMATION

9 HOWE WAY, CRANBOURNE EAST, VIC 3977

PREPARED BY TONY MUAREMOV, GR8 EST8 AGENTS, PHONE: 0412535195

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



9 HOWE WAY, CRANBOURNE EAST, VIC

4 2 2

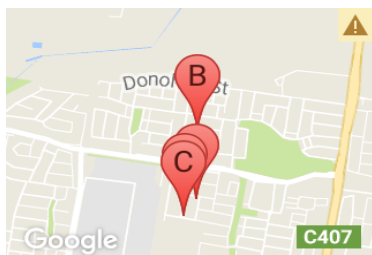
Indicative Selling Price

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

Price Range: \$570,000 to 627,000

Provided by: Tony Muaremov, Gr8 Est8 Agents

MEDIAN SALE PRICE



CRANBOURNE EAST, VIC, 3977

Suburb Median Sale Price (House)

\$528,000

01 January 2017 to 31 December 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.



36 MCCALLUM DR, CRANBOURNE EAST, VIC

3 2 2

Sale Price

***\$645,000**

Sale Date: 11/01/2018

Distance from Property: 106m



7 BEN HALL ST, CRANBOURNE EAST, VIC 3977

3 2 2

Sale Price

***\$624,031**

Sale Date: 12/12/2017

Distance from Property: 492m



14 BLACKLEDGE DR, CRANBOURNE EAST, VIC

3 2 2

Sale Price

\$597,000

Sale Date: 06/11/2017

Distance from Property: 150m



This report has been compiled on 29/01/2018 by Gr8 Est8 Agents. 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

9 HOWE WAY, CRANBOURNE EAST, VIC 3977

Indicative selling price

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

Price Range:

\$570,000 to 627,000

Median sale price

Median price

\$528,000

House

X

Unit


Suburb

CRANBOURNE EAST

Period

01 January 2017 to 31 December 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
36 MCCALLUM DR, CRANBOURNE EAST, VIC 3977	*\$645,000	11/01/2018
7 BEN HALL ST, CRANBOURNE EAST, VIC 3977	*\$624,031	12/12/2017
14 BLACKLEDGE DR, CRANBOURNE EAST, VIC 3977	\$597,000	06/11/2017