

# STATEMENT OF INFORMATION

94 FIORELLI BOULEVARD, CRANBOURNE EAST, VIC 3977

PREPARED BY MADHAWA & DILSHAN, WISE GROUP



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**94 FIORELLI BOULEVARD, CRANBOURNE**  -  -  -

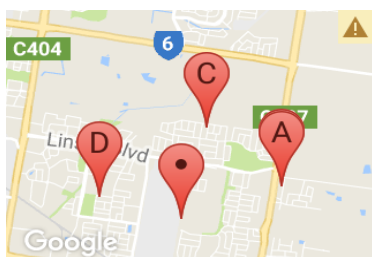
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **641,650**

Provided by: Madhawa & Dilshan, Wise Group

## MEDIAN SALE PRICE



**CRANBOURNE EAST, VIC, 3977**

Suburb Median Sale Price (House)

**\$535,000**

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.



**25 HARDYS RD, CLYDE NORTH, VIC 3978**  -  -  -

Sale Price

**\$640,000**

Sale Date: 11/09/2017

Distance from Property: 1.4km



**29 MURPHY ST, CLYDE NORTH, VIC 3978**  4  2  2

Sale Price

**\$750,000**

Sale Date: 15/09/2017

Distance from Property: 1.4km



**23 MIDNIGHT RISE, CRANBOURNE EAST, VIC**  4  2  2

Sale Price

**\$625,000**

Sale Date: 25/09/2017

Distance from Property: 1.4km



This report has been compiled on 09/03/2018 by Wise Group. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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17 BOWYER AVE, CRANBOURNE EAST, VIC

 3  2  2

Sale Price

**\$622,750**

Sale Date: 02/10/2017

Distance from Property: 1.1km



## 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

94 FIORELLI BOULEVARD, CRANBOURNE EAST, VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price: 641,650

### Median sale price

Median price \$535,000

House

Unit

Suburb

CRANBOURNE  
EAST

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
25 HARDYS RD, CLYDE NORTH, VIC 3978	\$640,000	11/09/2017
29 MURPHY ST, CLYDE NORTH, VIC 3978	\$750,000	15/09/2017
23 MIDNIGHT RISE, CRANBOURNE EAST, VIC 3977	\$625,000	25/09/2017
17 BOWYER AVE, CRANBOURNE EAST, VIC 3977	\$622,750	02/10/2017