

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

## **STATEMENT OF INFORMATION**

18 FLASH DAN DRIVE, CRANBOURNE EAST, VIC 3977

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

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 18 FLASH DAN DRIVE, CRANBOURNE

4 2 2

#### Indicative Selling Price

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

Price Range: **\$600,000 to \$660,000**

Provided by: Tony Muaremov, Gr8 Est8 Agents

## MEDIAN SALE PRICE



### CRANBOURNE EAST, VIC, 3977

Suburb Median Sale Price (House)

**\$560,250**

01 April 2017 to 31 March 2018

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.



### 85 DONOHUE ST, CRANBOURNE EAST, VIC

4 2 2

#### Sale Price

**\$680,000**

Sale Date: 13/03/2018

Distance from Property: 456m



### 16 BLACK CAESAR DR, CRANBOURNE EAST,

4 2 2

#### Sale Price

**\$642,500**

Sale Date: 19/02/2018

Distance from Property: 326m



### 6 DAN MORGAN DR, CRANBOURNE EAST, VIC

4 2 2

#### Sale Price

**\$622,000**

Sale Date: 13/01/2018

Distance from Property: 144m



This report has been compiled on 12/05/2018 by Gr8 Est8 Agents. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

18 FLASH DAN DRIVE, 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)

Price Range:

\$600,000 to \$660,000

Median sale price

Median price

\$560,250

House

X

Unit


Suburb

CRANBOURNE EAST

Period

01 April 2017 to 31 March 2018

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 |
|---|-----------|--------------|
| 85 DONOHUE ST, CRANBOURNE EAST, VIC 3977      | \$680,000 | 13/03/2018   |
| 16 BLACK CAESAR DR, CRANBOURNE EAST, VIC 3977 | \$642,500 | 19/02/2018   |
| 6 DAN MORGAN DR, CRANBOURNE EAST, VIC 3977    | \$622,000 | 13/01/2018   |