



STATEMENT OF INFORMATION

1/8 GRACE STREET, CRANBOURNE, VIC 3977

PREPARED BY CAMERON MILLER-RANDLE, IAN REID VENDOR ADVOCATES

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/8 GRACE STREET, CRANBOURNE, VIC



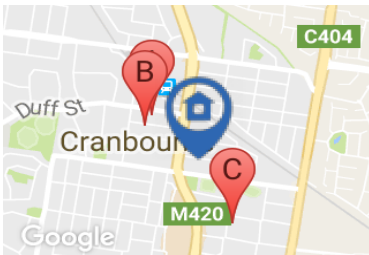
Indicative Selling Price

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

\$350,000 to \$385,000

Provided by: Cameron Miller-Randle, Ian Reid Vendor Advocates

SUBURB MEDIAN



CRANBOURNE, VIC, 3977

Suburb Median Sale Price (Unit)

\$295,000

01 April 2016 to 31 March 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.



2/14 DUFF ST, CRANBOURNE, VIC 3977



Sale Price

***\$318,500**

Sale Date: 18/04/2017

Distance from Property: 450m



1/10 WALTER ST, CRANBOURNE, VIC 3977



Sale Price

\$305,000

Sale Date: 11/02/2017

Distance from Property: 431m



2/38 CODRINGTON ST, CRANBOURNE, VIC



Sale Price

\$310,000

Sale Date: 03/01/2017

Distance from Property: 494m



This report has been compiled on 27/05/2017 by Ian Reid Vendor Advocates. 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

1/8 GRACE STREET, CRANBOURNE, VIC 3977

Indicative selling price

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

Single Price / Range

\$350,000 to \$385,000

Median sale price

Median price

\$295,000

House

Unit

X

Suburb

CRANBOURNE

Period

01 April 2016 to 31 March 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
2/14 DUFF ST, CRANBOURNE, VIC 3977	*\$318,500	18/04/2017
1/10 WALTER ST, CRANBOURNE, VIC 3977	\$305,000	11/02/2017
2/38 CODRINGTON ST, CRANBOURNE, VIC 3977	\$310,000	03/01/2017