



MELVIC
REAL ESTATE



STATEMENT OF INFORMATION

10 FARRER CLOSE, CRANBOURNE, VIC 3977

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



10 FARRER CLOSE, CRANBOURNE, VIC

 4  2  4

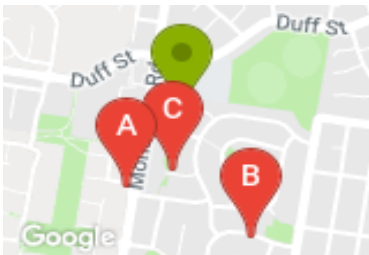
Indicative Selling Price

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

Price Range: \$585,000 to \$643,500

Provided by: nitin Bhatia, Melvic Real Estate

MEDIAN SALE PRICE



CRANBOURNE, VIC, 3977

Suburb Median Sale Price (House)

\$530,000

01 April 2017 to 31 March 2018

Provided by: 

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.



1 GREENBRIAR WAY, CRANBOURNE WEST,

 4  2  2

Sale Price

\$620,000

Sale Date: 05/03/2018

Distance from Property: 320m



38 VALEPARK CRES, CRANBOURNE, VIC 3977

 5  2  1

Sale Price

***\$575,000**

Sale Date: 18/05/2018

Distance from Property: 498m



7 LAWSON CL, CRANBOURNE, VIC 3977

 3  2  3

Sale Price

***\$611,500**

Sale Date: 06/03/2018

Distance from Property: 204m



This report has been compiled on 27/06/2018 by Melvic Real Estate. 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

10 FARRER CLOSE, CRANBOURNE, VIC 3977

Indicative selling price

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

Price Range: \$585,000 to \$643,500

Median sale price

Median price \$530,000

House

Unit

Suburb

CRANBOURNE

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
1 GREENBRIAR WAY, CRANBOURNE WEST, VIC 3977	\$620,000	05/03/2018
38 VALEPARK CRES, CRANBOURNE, VIC 3977	*\$575,000	18/05/2018
7 LAWSON CL, CRANBOURNE, VIC 3977	*\$611,500	06/03/2018