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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

4 Hermes Avenue Cranbourne West VIC 3977

3 2 2

Indicative Selling Price

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

Range between \$530,000 & \$570,000

Median Sale Price

\$547,500 Houses in Cranbourne west between 01 Feb 2018 - 31 Jan 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



49 Jupiter Crescent Cranbourne West VIC 3977

3 2 2

Sold Price **\$551,000** Sold Date **08-Oct-18**

Distance **0.49km**



37 Merritt Avenue Cranbourne West VIC 3977

3 2 2

Sold Price **\$537,500** Sold Date **20-Aug-18**

Distance **0.8km**



10 Queensberry Street Cranbourne West VIC 3977

3 2 2

Sold Price **\$570,000** Sold Date **26-Jul-18**

Distance **1.99km**

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