

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 98 Endeavour Drive Cranbourne North VIC 3977

Indicative selling price

Range between: \$500,000 - \$540,000

Median sale price

Median Price: \$445,000 House Suburb: Cranbourne North
Period - From: January 2017 Source: RP Data

Comparable property sales

Below are the three properties sold within two kilometers 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.



5 Jasmine Court Cranbourne North

3 Bed 2 Bath 2 Car

**Sold \$508,000
Date Sold 23/01/17
Land 826SqM**



4 Stirling Avenue Cranbourne North

4 Bed 2 Bath 2 Car

**Sold \$505,000
Date Sold 28/02/17
Land 548SqM**



29 Stirling Avenue Cranbourne North

4 Bed 2 Bath 2 Car

**Sold \$515,000
Date Sold 4/03/17
Land 689SqM**