

Statement of Information

Sections 47AF of the Estate Agents Act 1980

4 Benedetto Crescent, CRANBOURNE EAST 3977

Indicative selling price

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

Range \$570,000 - \$620,000

Median sale price

Median **House** for **CRANBOURNE EAST** for period **Nov 2017 - Nov 2017**

Sourced from **Corelogic**.

\$590,000

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 the most comparable to the property for sale.

34 Mcewan Drive,
Cranbourne East 39 77

Price \$608,000 Sold 04 June
2017

2 Beagle Street,
Cranbourne East 39 77

Price \$582,500 Sold 01
September 2017

8 Wagner Close,
Cranbourne East 39 77

Price \$651,500 Sold 31 July
2017

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Corelogic.

House

4 beds

2 baths

2 parking

Contact agents



Tommy Nguyen
Biggin & Scott

03 8581 0999
0431 644 889
tnguyen@bigginscott.com.au



Corey (Khoi) Le
Biggin & Scott

03 8581 0999
0417 311 491
ckle@bigginscott.com.au

WE DELIVER... **Biggin & Scott**
Springvale VIC 3171