

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 66 Parkhurst Drive, Cranbourne East VIC 3977

Indicative selling price

Range between: \$480,000 to \$520,000

Median sale price

Median Price: \$558,000 House Suburb: Cranbourne East

Period - From: March 2017 to February 2018

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.



28 Cortula Court Cranbourne East

3 Bed 2 Bath 1 Car

Sold \$504,000
Date Sold 20/02/2018
Land 263 SqM



28 Brittle Gum Road Cranbourne East

3 Bed 2 Bath 2 Car

Sold \$501,000
Date Sold 22/01/2018
Land 274 SqM



55 Ardent Crescent Cranbourne East

3 Bed 2 Bath 1 Car

Sold \$515,000
Date Sold 07/03/2018
Land 320 SqM