

Chris Trickey

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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	tor	sale

Address Including suburb and postcode

29 Raffindale Crescent Cranbourne West VIC 3977

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For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price	or range between	\$420,000	&	\$460,000

#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$540,000	*House	X	*Unit		Suburb	Cranbourne West
Period-from	01 Oct 2017	to 30	Sep 20	018	Source		Corelogic

#### Comparable property sales (\*Delete A or B below as applicable)

A\* 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.

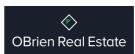
Address of comparable property		Date of sale	
11 Sharyn Street Cranbourne West VIC 3977	\$474,000	09-Oct-18	
24 Breamlea Way Cranbourne West VIC 3977	\$450,000	15-Jun-18	
10 Kismet Close Cranbourne West VIC 3977	\$460,000	31-Jul-18	

#### OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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11 Sharyn Street Cranbourne West **VIC 3977** 

Sold Price

\$474,000

Sold Date 09-Oct-18

**■** 3 ₾ 2 ⇔ 2 Distance



24 Breamlea Way Cranbourne West Sold Price **VIC 3977** 

\$450,000

Sold Date

15-Jun-18

0.17km

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Distance

0.56km



10 Kismet Close Cranbourne West Sold Price **VIC 3977** 

\$460,000

Sold Date

31-Jul-18

**■** 3

\$ 1

0.95km Distance

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