

Statement of Information

Sections 47AF of the Estate Agents Act 1980

83 Broad Oak Drive,
CRANBOURNE EAST 3977

Indicative selling price

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

Range from \$ 480,000 - \$ 510,000

Median sale price

Median **House** for **Cranbourne West** for period **Jan 2017 - May 2017**

Sourced from **RP Data**.

\$ 460,000

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.

15 Bower Ave,
Cranbourne West 3977

Price \$ 510,000 Sold 10 November 2016

20 Mossman Drive,
Cranbourne East 3977

Price \$ 480,000 Sold 17 November 2016

there are no further comparisons at this stage.

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 RP Data.

House



4 beds



2 baths



2 parking

Contact agents

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