



STATEMENT OF INFORMATION

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HOUSE Offered for Sale

13 Pallyang Lane Cranbourne East VIC 3977

4 2 2

Indicative Selling Price

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

Range between \$500,000 & \$540,000

Median Sale Price

\$560,500 Houses in Cranbourne east between Jul 2017 - Jun 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**31 Bushranger Boulevard
Cranbourne East VIC 3977**

4 2 2

Sold Price **\$505,000** Sold Date **15-May-18**

Distance **0.58km**



**5 Tankard Drive Cranbourne East
VIC 3977**

4 2 1

Sold Price **\$512,000** Sold Date **24-May-18**

Distance **1.21km**



**33 Waterloo Road Cranbourne East
VIC 3977**

4 2 2

Sold Price **\$525,000** Sold Date **29-Jan-18**

Distance **1.5km**

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