



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**34 Bellbrae Crescent,  
CRANBOURNE WEST 3977**

House



3 beds



1 bath



1 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$430,000 - \$460,000**

### Median sale price

Median **House** for **CRANBOURNE WEST** for period **Apr 2019 - Apr 2019**

Sourced from **RP Data**.

**\$500,000**

### 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.

**16 Altemby Drive,**  
Cranbourne West 3977

**Price \$461,000** Sold 01  
October 2019

**7 Bates Street,**  
Cranbourne West 3977

**Price \$450,000** Sold 06 July  
2019

**9 Malfoy Mews,**  
Cranbourne West 3977

**Price \$440,000** Sold 08 July  
2019

This Statement of Information was prepared on 12th Oct 2019

### 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 RP Data.

### Ray White Cranbourne

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### Contact agents



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