

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 2 Flack Way, CRANBOURNE NORTH 3977

### Indicative selling price

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

**Range \$620,000 - \$680,000**

### Median sale price

Median **House** for **CRANBOURNE NORTH** for period **Feb 2017 - Jan 2018**

Sourced from **CoreLogic**.

**\$518,500**

### 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.

**34 Kindred Avenue,**  
Cranbourne North 3977

**Price \$656,000** Sold 07  
February 2018

**26 Abrus Circuit,**  
Cranbourne North 3977

**Price \$675,000** Sold 06  
November 2017

**17 Aldous Place,**  
Cranbourne North 3977

**Price \$685,000** Sold 18  
November 2017

### 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 CoreLogic.

House

4 beds

2 baths

2 parking

**Grant's Estate Agents -  
Berwick**

3a Gloucester Ave,  
BERWICK VIC 3806

### Contact agents



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