

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

7 Moss Street,  
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 \$595,000 - \$650,000**

### Median sale price

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

Sourced from **CoreLogic**.

**\$527,000**

### 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.

**61 Sabel Drive,**  
Cranbourne North 3977

**Price \$622,000** Sold 02  
November 2017

**21 Tilba Drive,**  
Cranbourne North 3977

**Price \$647,000** Sold 13  
January 2018

**20 Arbourlea Boulevard,**  
Cranbourne North 3977

**Price \$645,000** Sold 17  
March 2018

### 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



**Faye Owen**

Grant's Estate Agents

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