
STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

95 Waverley Park Drive, Cranbourne North, VIC 3977

INDICATIVE SELLING PRICE

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

Range Between \$560,000 & \$600,000

MEDIAN SALE PRICE

Median price \$500,500 | House | Cranbourne North (3977)

Period - From 23 September 2017 to 23 October 2017 | Source - realestate.com.au

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 most comparable to the property for sale.

Address of Comparable Property	Price	Date of Sale
6 LINDENOW CT, CRANBOURNE NORTH VIC 3977	\$635,155	06/10/2017
30 ABRUS CCT, CRANBOURNE NORTH VIC 3977	\$545,000	06/10/2017
28 ABRUS CCT, CRANBOURNE NORTH VIC 3977	\$530,000	06/10/2017

Please contact us for further information regarding this document or visit consumer.vic.gov.au/underquoting

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