

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 5 Peregrine Street Cranbourne North

Indicative selling price

Range between: \$590,000 to \$630,000

Median sale price

Median Price: \$590,000 House Suburb: Cranbourne North

Period - From: September 2018 to March 2019

Source: RP Data

Comparable property sales

Below are the three properties sold within two kilometers 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.



6 Cowes Close Cranbourne North

4 Bed 2 Bath 2 Car

Sold \$605,000
Date Sold 02/01/2019
Land 448 SqM



69 Burford Way Cranbourne North

4 Bed 2 Bath 2 Car

Sold \$611,000
Date Sold 18/11/2018
Land 444 SqM



82 Mountainview Boulevard Cranbourne North

4 Bed 2 Bath 2 Car

Sold \$615,000
Date Sold 04/02/2019
Land 505 SqM
