

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 67 Wheelers Park Drive, Cranbourne North

Indicative selling price

Range between: \$550,000 to \$600,000

Median sale price

Median Price: \$471,250 House Suburb: Cranbourne North

Period - From: June 2017 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.



7 Bianca Crescent Cranbourne North

4 Bed 2 Bath 2 Car

Sold \$560,000
Date Sold 01/10/17
Land 400 SqM



26 Fieldstone Crescent Cranbourne North

4 Bed 2 Bath 2 Car

Sold \$580,000
Date Sold 01/06/17
Land 400 SqM



2 Waterways Drive Cranbourne North

4 Bed 2 Bath 2 Car

Sold \$598,000
Date Sold 06/09/17
Land 468 SqM
