

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 28 Lemon grove, CRANBOURNE WEST 3977

### Indicative selling price

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

**Range \$500,000 - \$550,000**

### Median sale price

Median **House** for **CRANBOURNE WEST** for period **Apr 2019 - Apr 2019**

Sourced from **RP Data**.

**\$500,000**

### 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.

**4 Alice Mary Road,**  
Cranbourne West 3977

**Price \$530,000** Sold 23 April  
2019

**45 John Russell Road,**  
Cranbourne West 3977

**Price \$530,000** Sold 25  
February 2019

**33 City Vista Circuit,**  
Cranbourne West 3977

**Price \$535,000** Sold 10  
March 2019

### 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 RP Data.

House

3 beds

2 baths

2 parking

#### Ray White Cranbourne

Level 1 7-9 Bakewell Street,  
Cranbourne VIC 3977

#### Contact agents



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