



# Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**1 Rose Lane,  
CRANBOURNE 3977**

AREASPECIALIST  
3 beds 2 baths 2 parking

## Indicative selling price

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

**Range \$450,000 - \$470,000**

## Median sale price

Median **House** for **CRANBOURNE NORTH** for period **Mar 2019 - Mar 2019**

Sourced from **Realestate.com**.

**\$520,000**

## 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.

**86 MAJESTIC BOULEVARD,**  
CRANBOURNE 3977

Price **\$470,000** Sold 01  
April 2019

**26 VEGATERRACE,**  
CRANBOURNE 3977

Price **\$455,000** Sold 07 April  
2019

**121 DUFF STREET,**  
CRANBOURNE 3977

Price **\$473,200** Sold 26  
February 2019

This Statement of Information was prepared on 16th Sep 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 Realestate.com.

## Area Specialist Casey

Shop 8/28-32 Gloucester Ave,  
Berwick VIC 3806

## Contact agents



**Kuljit Khaira**

03 9088 4194  
0433 872 814  
[kuljit@areaspecialist.net.au](mailto:kuljit@areaspecialist.net.au)

AREASPECIALIST