



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**24 Boronia Avenue,  
CRANBOURNE 3977**

House

4 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 \$520,000 - \$570,000**

### Median sale price

Median **House** for **CRANBOURNE** for period **Oct 2018 - Sep 2019**

Sourced from **Pricefinder**.

**\$485,000**

### 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.

**14 Cleopatra Drive,**  
Cranbourne 3977

**Price \$516,500** Sold 24 April  
2019

**4 Tulip Grove,**  
Cranbourne 3977

**Price \$545,500** Sold 08 April  
2019

**24 Flametree Court,**  
Cranbourne 3977

**Price \$540,000** Sold 10  
April 2019

This Statement of Information was prepared on 7th Oct 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 Pricefinder.

### Frost Real Estate Pty Ltd

27 Augusta Way,  
Wallan VIC 3756

### Contact agents



**Craig Frost**

04130 18033

[craig@frostrealestate.com.au](mailto:craig@frostrealestate.com.au)

