

## Statement of Information

Section 47AF of the Estate Agents Act 1980

### Property offered for sale 3 GEORGE FREDERICK ROAD, 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 \$640,000 - \$670,000**

#### Median sale price

Median **House** for **CRANBOURNE WEST** for period **Jul 2019 - Aug 2019**

Sourced from [realestate.com.au](http://realestate.com.au).

**\$541,777**

#### Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months

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.au](http://realestate.com.au).

House



4 beds



2 baths



2 parking

#### Area Specialist Casey

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

#### Contact agents



**Hardeep Singh**

0406 676 197

[hsingh@areaspecialist.com.au](mailto:hsingh@areaspecialist.com.au)



**Mohit Grover**

039088 4194

0403 660 077

[mohit@areaspecialist.net.au](mailto:mohit@areaspecialist.net.au)

AREASPECIALIST