

## Statement of Information

Section 47AF of the Estate Agents Act 1980

### Property offered for sale **34 SUSSEX AVE, CRANBOURNE NORTH 3977**

#### Indicative selling price

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

**Range \$710,000 - \$730,000**

#### Median sale price

Median **House** for **CRANBOURNE NORTH** for period **Sep 2018 - Aug 2019**

Sourced from **REALESTATE.COM.AU**.

**\$620,000**

#### 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.

**12 SEBAGO TCE,**  
CRANBOURNE NORTH 3977

**Price \$730,000** Sold 12  
September 2019

**83 THE PROMENADE,**  
NARRE WARREN SOUTH 3805

**Price \$700,000** Sold 17 July  
2019

**11 BROADLAND WAY,**  
NARRE WARREN SOUTH 3805

**Price \$735,000** Sold 17 April  
2019

This Statement of Information was prepared on 3rd 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 **REALESTATE.COM.AU**.

**House SPECIALIST**  
5 beds 2 baths 2 parking

#### 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**