



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**63 Fairhaven Boulevard,  
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 \$495,000 - \$535,000**

### Median sale price

Median **House** for **CRANBOURNE WEST** for period **Aug 2018 - Nov 2018**

Sourced from **Core logic**.

**\$519,000**

### 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.

**204 Evans Road,**  
Cranbourne West 3977

**Price \$500,000** Sold 27  
August 2018

**20 Merribah Way,**  
Cranbourne West 3977

**Price \$525,000** Sold 29  
September 2018

**21 Jasa Crescent,**  
Cranbourne West 3977

**Price \$480,000** Sold 14  
August 2018

### 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 Core logic.

House



3 beds



2 baths



2 parking

### Ray White Cranbourne

Level 1 7-9 Bakewell Street,  
Cranbourne VIC 3977

### Contact agents



**Daniel Lobley**  
Ray White

5990 9516  
0478 010 012  
[daniel.lobley@raywhite.com](mailto:daniel.lobley@raywhite.com)

**RayWhite**