

Statement of Information**Single residential property located in the Melbourne metropolitan area**

Sections 47AF of the Estate Agents Act 1980

Property offered for saleAddress
Including suburb and
postcode

24 AVONBURY CIRCUIT, CRANBOURNE WEST, VIC 3977

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$480,000 to \$520,000

Median sale price

Median price

\$435,000

House

☒

Unit

☐

Suburb

CRANBOURNE
WEST

Period

01 April 2016 to 31 March 2017

Source

**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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
15 HAYTON PARK BVD, CRANBOURNE WEST, VIC 3977	\$510,500	22/03/2017
43 MERRITT AVE, CRANBOURNE WEST, VIC 3977	\$485,000	26/02/2017
31 JUPITER CRES, CRANBOURNE WEST, VIC 3977	\$505,000	29/01/2017