

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 16 Kent Court, Cranbourne North

Indicative selling price

Range between: \$550,000 to \$600,000

Median sale price

Median Price: \$518,000 House Suburb: Cranbourne North

Period - From: January 1st 2017 to December 31st 2017

Source: RP Data

Comparable property sales

Below are the three properties sold within two kilometers 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.



27 Stirling Aveue Cranbourne North

3 Bed 2 Bath 2 Car

Sold \$580,000
Date Sold 23/12/17
Land 710 SqM



7 Macquarie Court Cranbourne North

3 Bed 2 Bath 3 Car

Sold \$590,000
Date Sold 01/03/18
Land 657 SqM



12 Kennedy Court Cranbourne North

3 Bed 1 Bath 3 Car

Sold \$566,000
Date Sold 09/01/18
Land 707 SqM