



STATEMENT OF INFORMATION

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HOUSE Offered for Sale

4 Valma Avenue Cranbourne VIC 3977

 3  1  1

Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$450,000 & \$495,000

Median Sale Price

\$455,000 Houses in Cranbourne between Oct 2016 - Sep 2017

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



8 Roma Avenue Cranbourne VIC 3977

 3  1  2

Sold Price **\$475,000** Sold Date **22-Jun-17**

Distance **0.3km**



13 Lillian Street Cranbourne VIC 3977

 3  1  1

Sold Price **\$475,000** Sold Date **10-Jul-17**

Distance **0.52km**



43 Circle Drive South Cranbourne VIC 3977

 3  1  1

Sold Price **\$471,000** Sold Date **02-May-17**

Distance **0.64km**

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