

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**3 Rose Lane,  
CRANBOURNE 3977**

### Indicative selling price

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

**Range \$435,000 - \$475,000**

### Median sale price

Median **House** for **CRANBOURNE** for period **Jul 2018 - Sep 2018**

Sourced from **Rp Data**.

**\$530,000**

### 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.

**20 Toirram Crescent,**  
Cranbourne 3977

**Price \$460,000** Sold 17 July  
2018

**11 Eliza Street,**  
Cranbourne North 3977

**Price \$450,000** Sold 08  
August 2018

**7 Bellarine Drive,**  
Cranbourne 3977

**Price \$455,000** Sold 18 June  
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 Rp Data.

House

 **3 beds**

 **1 baths**

 **3 parking**

**Ray White Cranbourne**

Level 1 7-9 Bakewell Street,  
Cranbourne VIC 3977

### Contact agents



**Matthew Ringeri**  
Ray White

(03) 5990 9523  
0430 574 159

[matthew.ringeri@raywhite.com](mailto:matthew.ringeri@raywhite.com)

**RayWhite**