

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 22 Merrowland Avenue Cranbourne North VIC 3977

Indicative selling price

Range between: \$560,000 to \$610,000

Median sale price

Median Price: \$590,000 House Suburb: Cranbourne North

Period - From: 01 March 2018 to 28 Feb 2019

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.



**10 Kindred
Avenue
Cranbourne North**

3 Bed 2 Bath 2 Car

**Sold \$582,000
Date Sold 16/11/2018
Land 510 SqM**



**13 Teneriffe
Street
Cranbourne
North**

3 Bed 2 Bath 2 Car

**Sold \$595,000
Date Sold 10/11/2018
Land 275 SqM**



**69 Karawarra
Circuit
Cranbourne North**

3 Bed 2 Bath 2 Car

**Sold \$600,000
Date Sold 14/12/2018
Land 470 SqM**
