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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

29 Evelyn Avenue Cranbourne VIC 3977

3 2 2

Indicative Selling Price

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

Range between \$470,000 & \$520,000

Median Sale Price

\$540,000 Houses in Cranbourne between 01 Mar 2018 - 28 Feb 2019

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.



9 Mullin Court Cranbourne VIC 3977 Sold Price ^{RS} **\$492,500** Sold Date **11-Mar-19**
 4 2 2 Distance **0.21km**



37 Bourke Road Cranbourne VIC 3977 Sold Price **\$470,000** Sold Date **04-Feb-19**
 4 2 3 Distance **0.3km**



14 Chomley Street Cranbourne VIC 3977 Sold Price **\$491,000** Sold Date **08-Jan-19**
 3 1 3 Distance **0.39km**

RS = Recent sale

UN = Undisclosed Sale

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