



STATEMENT OF INFORMATION

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HOUSE Offered for Sale

8 Shelby Street Cranbourne East VIC 3977

4 2 2

Indicative Selling Price

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

Range between \$630,000 & \$680,000

Median Sale Price

\$495,000 Houses in Cranbourne east between Nov 2016 - Oct 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 Wagner Close Cranbourne East
VIC 3977**

4 2 2

Sold Price

\$651,500

Sold Date

31-Jul-17

Distance

0.7km



**66 Bradford Drive Cranbourne East
VIC 3977**

4 2 2

Sold Price

\$632,000

Sold Date

08-Sep-17

Distance

0.98km



**2 Northumbria Street Cranbourne
East VIC 3977**

4 2 2

Sold Price

\$662,000

Sold Date

21-Oct-17

Distance

1.06km

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