



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 38 Fairhaven Boulevard, CRANBOURNE WEST 3977

House

3 beds

2 baths

4 parking

### Indicative selling price

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

**Range \$480,000 - \$520,000**

### Median sale price

Median **House** for **CRANBOURNE WEST** for period **Jan 2019 - Jan 2019**

Sourced from **RP Data / Pricefinder**.

**\$511,000**

### 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.

**8 Bellbrae Crescent,**  
Cranbourne West 3977

**Price \$472,500** Sold 24  
October 2018

**20 Bellbrae Crescent,**  
Cranbourne West 3977

**Price \$510,000** Sold 13  
September 2018

**1 Ruffles Court,**  
Cranbourne West 3977

**Price \$480,000** Sold 16  
October 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 / Pricefinder.

#### Ray White Cranbourne

Level 1 7-9 Bakewell Street,  
Cranbourne VIC 3977

#### Contact agents



**Paul Ringeri**  
Ray White

(03) 5990 9513  
0412 364 893  
[paul.ringeri@raywhite.com](mailto:paul.ringeri@raywhite.com)



**Dwayne Rajaratnam**  
Ray White

(03) 5990 9505  
0422 104 612  
[dwayne.rajaratnam@raywhite.com](mailto:dwayne.rajaratnam@raywhite.com)

**RayWhite**