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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

17 Canmore Street Cranbourne East VIC 3977

3 2 2

Indicative Selling Price

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

Range between \$460,000 & \$500,000

Median Sale Price

\$567,000 Houses in Cranbourne east between 01 Apr 2018 - 31 Mar 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.



13 Brittle Gum Road Cranbourne East VIC 3977

3 2 2

Sold Price

^{RS} **\$460,000**

Sold Date

19-Mar-19

Distance

1.09km



36 Benedetto Crescent Cranbourne East VIC 3977

3 2 2

Sold Price

\$490,000

Sold Date

18-Dec-18

Distance

0.61km



67 Fiorelli Boulevard Cranbourne East VIC 3977

3 2 2

Sold Price

\$495,000

Sold Date

12-Feb-19

Distance

1.8km

RS = Recent sale

UN = Undisclosed Sale

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