

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 3 Kells Close, CRANBOURNE EAST 3977

### Indicative selling price

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

**Range \$400,000 - \$440,000**

### Median sale price

Median **House** for **CRANBOURNE EAST** for period **Jul 2018 - Sep 2018**

Sourced from **Rp Data**.

**\$550,000**

### 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.

**5 Tyndall Street,**  
Cranbourne East 3977

Price **\$407,500** Sold 29 July  
2018

**34 Hotham Street,**  
Cranbourne 3977

Price **\$440,000** Sold 02 May  
2018

**19 Ballarine Drive,**  
Cranbourne East 3977

Price **\$440,000** Sold 02  
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.

House

3 beds

2 baths

1 parking

### Ray White Cranbourne

Level 1 7-9 Bakewell Street,  
Cranbourne VIC 3977

### Contact agents



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**RayWhite**