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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

22 Ranfurly Boulevard Cranbourne West VIC 3977

4 2 2

Indicative Selling Price

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

Range between \$589,000 & \$625,000

Median Sale Price

\$540,000 Houses in Cranbourne west between 01 Nov 2017 - 31 Oct 2018

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 Ranfurly Boulevard Cranbourne West VIC 3977

Sold Price **\$637,000** Sold Date **05-Aug-18**

4 2 2

Distance **0.1km**



5 John Russell Road Cranbourne West VIC 3977

Sold Price **\$685,000** Sold Date **04-Jun-18**

5 2 2

Distance **0.41km**



3 Goodenia Loop Cranbourne West VIC 3977

Sold Price **\$631,260** Sold Date **16-Nov-18**

4 2 2

Distance **0.5km**

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