

Samra Zizak

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Section 47AF of the Estate Agents Act 1980

OTHER Offered for Sale

94 Encore Boulevard Cranbourne South VIC 3977

 -  -  -

Indicative Selling Price

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

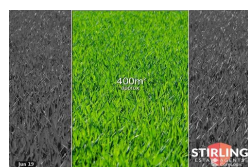
Range between \$320,000 & \$340,000

Median Sale Price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

Comparable Property Sales

These are the three properties sold within two 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.



20 Cilroy Crescent Cranbourne South VIC 3977

 4  2  2

Sold Price ^{RS} **\$305,000** Sold Date **21-Jun-19**

Distance **0.1km**

9 Cilroy Crescent Cranbourne South VIC 3977

 4  2  -

Sold Price **\$335,000** Sold Date **13-Feb-19**

Distance **0.16km**

RS = Recent sale **UN** = Undisclosed Sale




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3 Luster Circuit Cranbourne South VIC 3977	Sold Price	\$370,000	Sold Date	13-Feb-19
 -  -  -			Distance	0.42km

RS = Recent sale **UN** = Undisclosed Sale

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