

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 11 Jessie Street, Cranbourne North VIC 3977

Indicative selling price

Range between: \$510,000 - \$560,000

Median sale price

Median Price: \$533,000 House Suburb: Cranbourne North

Period - From: February 2017 to January 2017

Source: RP Data

Comparable property sales

Below are the three properties sold within two kilometers of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



6 Oats Court, Cranbourne North

3 Bed 2 Bath 2 Car

Sold \$555,000
Date Sold 26/02/2018
Land 499 SqM



12 Jessie Street, Cranbourne North

3 Bed 2 Bath 2 Car

Sold \$550,000
Date Sold 27/02/2018
Land 501 SqM



14 Pine Hill Court, Cranbourne North

3 Bed 2 Bath 2 Car

Sold \$555,000
Date Sold 09/01/2018
Land 530 SqM