



STATEMENT OF INFORMATION

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HOUSE Offered for Sale

153 Rosebank Drive Cranbourne North VIC 3977

 4  3  2

Indicative Selling Price

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

Range between \$690,000 & \$760,000

Median Sale Price

\$490,000 Houses in Cranbourne north between Oct 2016 - Sep 2017

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.



2 Evesham Street Cranbourne North VIC 3977

 4  2  2

Sold Price **\$720,000** Sold Date **23-Apr-17**

Distance **2.51km**

45 Sussex Avenue Cranbourne North VIC 3977

 5  2  2

Sold Price **\$710,000** Sold Date **08-May-17**

Distance **0.47km**



20 Lucinda Lane Cranbourne North VIC 3977

 4  2  2

Sold Price **\$720,000** Sold Date **20-Jul-17**

Distance **3.35km**

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