

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 4 Prosperity Avenue, CRANBOURNE NORTH 3977

House

5 beds

2 baths

2 parking

### Indicative selling price

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

**Range from \$780,000 -  
\$820,000**

### Median sale price

Median **House** for **CRANBOURNE NORTH** for period **Sep 2016 - Aug 2017**  
Sourced from **CoreLogic**.

**\$466,750**

### 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.

**18 Malmesbury Road,** Price **\$748,500** Sold 17 July 2017  
Cranbourne North 3977

**164 Rosebank Drive,** Price **\$715,000** Sold 19 August 2017  
Cranbourne North 3977

**266 Alisma Boulevard,** Price **\$870,000** Sold 10 May 2017  
Cranbourne North 3977

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 CoreLogic.

### Contact agents

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