



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 25 Taplan Crescent, CRANBOURNE WEST 3977

House



3 beds



1 bath



1 parking

### Indicative selling price

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

**Range \$425,000 - \$465,000**

### Median sale price

Median **House** for **CRANBOURNE WEST** for period **Sep 2018 - Sep 2018**

Sourced from **RP Data / Core Logic**.

**\$515,000**

### 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.

**175 Monahans Road,**  
Cranbourne West 3977

**Price \$430,000** Sold 04  
September 2018

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months

### Additional Information

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 RP Data / Core Logic.

### Ray White Cranbourne

Level 1 7-9 Bakewell Street,  
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### Contact agents



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