

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

9 Belmar Street,  
CRANBOURNE 3977

### Indicative selling price

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

**Range from \$ 480,000 - \$ 520,000**

### Median sale price

Median **House** for **CRANBOURNE** for period **Jan 2017 - Mar 2017**  
Sourced from **REIV**.

**\$ 487,000**

### 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 the most comparable to the property for sale.

**27 Duff St,**  
Cranbourne 3977

**Price \$ 498,000** Sold 23 March 2017

**14 Farrer Cl,**  
Cranbourne 3977

**Price \$ 490,000** Sold 01 March 2017

**44 Miralie Way,**  
Cranbourne West 3977

**Price \$ 474,000** Sold 07 February 2017

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 REIV.

House

  
**3 beds**

  
**2 baths**

  
**4 parking**

### Contact agents

 **Amit Kumar**

03 9795 8889

0406 303 845

[amit@boutiqueestate.com.au](mailto:amit@boutiqueestate.com.au)



**Boutique Estate Agency**

Shop 12, 46 Outlook Drive,  
Dandenong North VIC 3175