



Erin Hill

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STATEMENT OF INFORMATION

Prepared on 14 Nov 2018

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

16 Hestia Avenue Cranbourne West VIC 3977

3 2 1

Indicative Selling Price

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

Range between \$490,000 & \$510,000

Median Sale Price

\$540,000 Houses in Cranbourne west between 01 Nov 2017 - 31 Oct 2018

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.



32 Jupiter Crescent Cranbourne West VIC 3977

Sold Price

\$470,000

Sold Date

31-Oct-18

3 2 1

Distance

0.03km



15 Hestia Avenue Cranbourne West VIC 3977

Sold Price

\$460,000

Sold Date

10-Oct-18

3 2 1

Distance

0.04km



19 Hestia Avenue Cranbourne West VIC 3977

Sold Price

\$515,000

Sold Date

26-Aug-18

3 2 1

Distance

0.04km

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4 Hestia Avenue Cranbourne West VIC 3977

3 2 1

Sold Price

\$510,000

Sold Date

18-Jun-18

Distance

0.06km



10 Spearwood Rise Cranbourne West VIC 3977

3 2 1

Sold Price

\$525,000

Sold Date

14-May-18

Distance

0.94km



17 Crowe Avenue Cranbourne West VIC 3977

3 2 1

Sold Price

\$490,000

Sold Date

25-Oct-18

Distance

1.2km

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