



**Property offered for sale**  
**40 DUFF STREET CRANBOURNE 3977**

## Statement of Information

### Indicative selling price

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

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Single price

or range between

\$450,000

&

\$470,000

### Median sale price

Median price

\$425,000

House

Suburb  
or locality

CRANBOURNE

Period - From

1 Apr 2017

to

30 Apr 2017

Source

RP Data

### Comparable property sales

These are the properties sold within two kilometres of the property for sale in the past 6 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

#### Address of comparable property

#### Price

#### Date of sale

4 Hawdon Drive, Cranbourne

\$460,000

12 Jun 2017

42 Normanby Street, Cranbourne

\$470,000

30 Jun 2017

11 Donnelly Court, Cranbourne

\$450,000

18 Jun 2017