



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**33 Maculata Drive,  
CRANBOURNE 3977**

### Indicative selling price

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

**Range \$310,000 - \$340,000**

### Median sale price

Median **Unit** for **CRANBOURNE WEST** for period **Feb 2018 - Jan 2019**

Sourced from **core logic**.

**\$395,000**

### 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.

**1/10 Leanna court,**  
cranbourne west 3977

Price **\$340,000** Sold 11 June  
2018

**41 Lurline st,**  
cranbourne 3977

Price **\$335,000** Sold 17  
January 2018

**1/19 Bowen st,**  
cranbourne 3977

Price **\$310,000** Sold 08  
November 2017

### 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 core logic.



#### Independent Estate Agents

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#### Contact agents



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