



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**45 Raisell Road,
CRANBOURNE WEST 3977**

House

3 beds

2 baths

2 parking

Indicative selling price

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

Range \$460,000 - \$490,000

Median sale price

Median **House** for **CRANBOURNE** for period **Mar 2019 - Apr 2019**

Sourced from **RP Data**.

\$500,000

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.

9 Hope Court,
Cranbourne West 3977

Price \$480,000 Sold 14
March 2019

52 Merribah Way,
Cranbourne West 3977

Price \$480,000 Sold 02
February 2019

8 Bellbrae Crescent,
Cranbourne West 3977

Price \$472,500 Sold 24
October 2018

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.

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