

## Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address: 4 St Cloud, Cranbourne North

### Indicative selling price

Range between: \$665,000 to \$730,000

### Median sale price

Median Price: \$471,250 House Suburb: Cranbourne North

Period - From: June 2017 Source: RP Data

### Comparable property sales

Below are the three properties sold within two kilometers of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**8 Longfield Way  
Narre Warren  
South**

**4 Bed 2 Bath 2 Car**

**Sold \$695,000  
Date Sold 13/07/17  
Land 590 SqM**



**20 Tenterfield  
Drive Narre  
Warren South**

**4 Bed 2 Bath 2 Car**

**Sold \$705,000  
Date Sold 08/04/17  
Land 558 SqM**



**121 Rosebank  
Drive Cranbourne  
North**

**4 Bed 2 Bath 2 Car**

**Sold \$680,000  
Date Sold 09/08/17  
Land 601 SqM**