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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

49 Jupiter Crescent Cranbourne West VIC 3977

- 2 2

Indicative Selling Price

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

Range between \$520,000 & \$570,000

Median Sale Price

\$534,000 Houses in Cranbourne west between 01 Oct 2017 - 30 Sep 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.



37 Merritt Avenue Cranbourne West VIC 3977

3 2 2

Sold Price **\$537,500** Sold Date **03-Sep-18**

Distance **0.75km**



15 George Frederick Road Cranbourne West VIC 3977

3 2 2

Sold Price **\$562,500** Sold Date **26-Sep-18**

Distance **1.11km**



42 Hayton Park Boulevard Cranbourne West VIC 3977

4 2 2

Sold Price **\$595,000** Sold Date **13-Jul-18**

Distance **1.21km**

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