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## STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

7 Cazaly Way Cranbourne West VIC 3977

4 2 2

### Indicative Selling Price

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

Range between \$600,000 & \$660,000

### Median Sale Price

\$542,000 Houses in Cranbourne west between 01 Dec 2017 - 30 Nov 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.



**20 Eros Crescent Cranbourne West** Sold Price **\$670,000** Sold Date **18-Sep-18**  
**VIC 3977**

4 2 2

Distance **0.8km**



**3 Goodenia Loop Cranbourne West** Sold Price **\$631,260** Sold Date **16-Nov-18**  
**VIC 3977**

4 2 2

Distance **0.62km**



**18 Lemon Grove Cranbourne West** Sold Price **\$621,500** Sold Date **08-Sep-18**  
**VIC 3977**

4 2 2

Distance **0.37km**

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