



## STATEMENT OF INFORMATION

Prepared on 20 Jul 2018

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### HOUSE Offered for Sale

6 McGarvie Drive Cranbourne North VIC 3977

3 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 \$590,000 & \$649,000

### Median Sale Price

\$562,000 Houses in Cranbourne north between Jul 2017 - Jun 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.

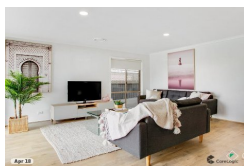


**36 Mickleham Drive Cranbourne North VIC 3977**

4 2 2

Sold Price **\$650,000** Sold Date **04-Feb-18**

Distance **1.76km**

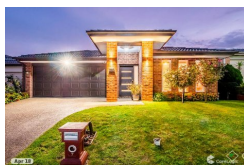


**9 Oates Court Cranbourne North VIC 3977**

3 2 2

Sold Price **\$610,250** Sold Date **04-May-18**

Distance **0.64km**



**7 Sabel Drive Cranbourne North VIC 3977**

3 2 2

Sold Price **\$605,000** Sold Date **07-May-18**

Distance **1.2km**

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