



STATEMENT OF INFORMATION

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HOUSE Offered for Sale

42 Alarah Boulevard Cranbourne West VIC 3977

 4  2  2

Indicative Selling Price

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

Range between \$600,000 & \$620,000

Median Sale Price

\$452,501 Houses in Cranbourne west between Oct 2016 - Sep 2017

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.



25 Bradman Drive Cranbourne West VIC 3977

 4  2  2

Sold Price **\$605,000** Sold Date **21-Sep-17**

Distance **0.14km**



13 Scarlet Ash Drive Cranbourne West VIC 3977

 4  2  2

Sold Price **\$610,000** Sold Date **18-Sep-17**

Distance **0.73km**



41 Quist Parade Cranbourne West VIC 3977

 3  2  2

Sold Price **\$620,000** Sold Date **19-Jun-17**

Distance **0.62km**

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