

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 19 Armstrong Street, Cranbourne East

Indicative selling price

Range between: \$700,000 to \$770,000

Median sale price

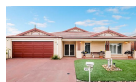
Median Price: \$510,000 House Suburb: Cranbourne East

Period - From: October 1st 2016 to September 30th 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.



37 Thunderbolt Drive Cranbourne East

4 Bed 2 Bath 2 Car

Sold \$700,000
Date Sold 14/11/17
Land 578 SqM



1 Duce Street Cranbourne East

4 Bed 2 Bath 2 Car

Sold \$760,000
Date Sold 31/07/17
Land 1088 SqM



14 Black Ceasar Drive Cranbourne East

3 Bed 2 Bath 2 Car

Sold \$718,000
Date Sold 24/10/17
Land 607 SqM
