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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

20 Crowe Avenue Cranbourne West VIC 3977

3 2 2

Indicative Selling Price

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

Range between \$490,000 & \$520,000

Median Sale Price

\$540,000 Houses in Cranbourne west between 01 Apr 2018 - 31 Mar 2019

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.



17 Crowe Avenue Cranbourne West Sold Price
VIC 3977

\$490,000 Sold Date **12-Oct-18**

3 2 1

Distance **0.09km**



53 Crepe Avenue Cranbourne West Sold Price
VIC 3977

\$560,000 Sold Date **12-Feb-18**

2 2 1

Distance **0.11km**



52 Crepe Avenue Cranbourne West Sold Price
VIC 3977

\$542,000 Sold Date **10-Mar-18**

3 2 1

Distance **0.19km**

RS = Recent sale

UN = Undisclosed Sale

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