

Statement of Information

Sections 47AF of the Estate Agents Act 1980

6 Merlin Drive, CRANBOURNE NORTH 3977

House

 4 beds

 2 baths

 2 parking

Indicative selling price

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

Range from \$ 560,000 - \$ 600,000

Median sale price

Median **House** for **Cranbourne North** for period **Dec 2016 - Jan 2017**

Sourced from **CoreLogic**.

\$ 445,000

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

5 Merlin Drive,
Cranbourne North 3977

Price **\$ 621,000** Sold 24 January 2017

44 Kindred Avenue,
Cranbourne North 3977

Price **\$ 599,000** Sold 31 January 2017

7 Galenia Street,
Cranbourne North 3977

Price **\$ 611,000** Sold 24 March 2017

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from CoreLogic.

Contact agents

 **Andrea OConnor**
Grant's Estate Agents

03 9704 8899
0439 988 714

andrea.oconnor@grantsea.com.au

Grant's Estate Agents - Narre Warren

9 Webb Street,
Narre Warren VIC 3805