



STATEMENT OF INFORMATION

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HOUSE Offered for Sale

33 Avalon Crescent Cranbourne East VIC 3977

 3  2  2

Indicative Selling Price

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

Range between \$550,000 & \$590,000

Median Sale Price

\$517,000 Houses in Cranbourne east between Feb 2017 - Jan 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.



17 Bowyer Avenue Cranbourne East VIC 3977 Sold Price **\$622,750** Sold Date **02-Oct-17**

 3  2  2

Distance **0.39km**



73 Scotsdale Drive Cranbourne East VIC 3977 Sold Price **\$566,000** Sold Date **23-Nov-17**

 3  2  2

Distance **0.45km**



23 Briarcrest Drive Cranbourne East VIC 3977 Sold Price **\$560,000** Sold Date **06-Oct-17**

 3  2  2

Distance **0.63km**

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