

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

16 Bradman Drive,  
CRANBOURNE WEST 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$490,000 - \$530,000**

### Median sale price

Median **House** for **CRANBOURNE WEST** for period **Oct 2017 - Sep 2018**

Sourced from **CoreLogic**.

**\$540,000**

### 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.

**13 Bates Street,**  
Cranbourne West 3977

Price **\$500,000** Sold 29 July  
2018

**3 Atherton Way,**  
Cranbourne West 3977

Price **\$520,000** Sold 24 April  
2018

**19 Red Poll Road,**  
Cranbourne West 3977

Price **\$525,000** Sold 07 June  
2018

### Additional Information

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.

House

3 beds

2 baths

1 parking

**Grant's Estate Agents -  
Berwick**

3a Gloucester Ave,  
BERWICK VIC 3806

### Contact agents



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