



## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 7 Nyah Place, CRANBOURNE WEST 3977

House  
3 beds 2 baths 1 parking

## Indicative selling price

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

**Range \$460,000 - \$490,000**

## Median sale price

Median **House** for **CRANBOURNE WEST** for period **Apr 2019 - Apr 2019**

Sourced from **RP DATA**

**\$500,000**

## 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.

**41 Linda Drive,**  
Cranbourne West 3977

**Price \$480,000** Sold 28  
August 2019

**15 Friendship Close,**  
Cranbourne West 3977

**Price \$460,000** Sold 09  
August 2019

**43 Hazelmere Avenue,**  
Cranbourne West 3977

**Price \$462,000** Sold 20 July  
2019

This Statement of Information was prepared on 17th Sep 2019

## 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 RP DATA.

## Ray White Cranbourne

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## Contact agents



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