

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**18 John Russell Road,
CRANBOURNE WEST 3977**

House



5 beds



2 baths



2 parking

Indicative selling price

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

Single price \$730,000

Median sale price

Median **House** for **CRANBOURNE WEST** for period **Jan 2019 - Jun 2019**

Sourced from **Pricefinder**.

\$516,555

Comparable property sales

These are the three properties sold within two kilo metres 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 Crowe Avenue,
Cranbourne West 3977

Price **\$610,000** Sold 24
March 2019

8 Trumper Lane,
Cranbourne West 3977

Price **\$678,500** Sold 04 June
2019

22 Alarah Boulevard,
Cranbourne West 3977

Price **\$625,000** Sold 09
September 2019

This Statement of Information was prepared on 19th 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 Pricefinder.

**Ray White Noble
Park/Springvale**

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Contact agents



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