



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**72 Bradford Drive,  
CRANBOURNE EAST 3977**

### Indicative selling price

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

**Range \$600,000 - \$660,000**

### Median sale price

Median **House** for **CRANBOURNE EAST** for period **Jul 2019 - Oct 2019**

Sourced from **RP DATA**.

**\$583,000**

### 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.

**40 Bradford Drive,**  
Cranbourne East 3977

Price **\$665,000** Sold 07  
October 2019

**10 Monmouth Road,**  
Cranbourne East 3977

Price **\$651,000** Sold 06  
August 2019

**14 Sancho Drive,**  
Cranbourne East 3977

Price **\$680,000** Sold 26  
September 2019

This Statement of Information was prepared on 3rd Dec 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.

House

### Ray White Cranbourne

Level 1 7-9 Bakewell Street,  
Cranbourne VIC 3977

### Contact agents



**Matthew Ringeri**  
Ray White

(03) 5990 9523  
0430 574 159

[matthew.ringeri@raywhite.com](mailto:matthew.ringeri@raywhite.com)

