



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**8 Avalon Crescent,
CRANBOURNE EAST 3977**

House



3 beds



2 baths



2 parking

Indicative selling price

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

Range \$435,000 - \$475,000

Median sale price

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

Sourced from **Rp Data**.

\$510,000

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.

17 Tyndall Street,
Cranbourne East 3977

Price **\$488,000** Sold 04 May
2019

31 Masterton Place,
cranbourne East 3977

Price **\$470,000** Sold 28 May
2019

34 Cornwell Crescent,
Cranbourne East 3977

Price **\$465,000** Sold 01 July
2019

This Statement of Information was prepared on 4th Nov 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

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

RayWhite.