



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**68 Camms Road,  
CRANBOURNE 3977**

House  
4 beds 3 baths 2 parking  
AREASPECIALIST

### Indicative selling price

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

**Range \$500,000 - \$550,000**

### Median sale price

Median **House** for **CRANBOURNE** for period **Sep 2019 - Oct 2019**

Sourced from [realestate.com.au](http://realestate.com.au).

**\$565,000**

### 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.

**9 James Cook Dr,**  
Cranbourne 3977

Price **\$514,000** Sold 10  
September 2019

**7 Gill St,**  
Cranbourne 3977

Price **\$505,000** Sold 20  
August 2019

**3 Baltic Way ,**  
Cranbourne West 3977

Price **\$525,000** Sold 02  
September 2019

This Statement of Information was prepared on 11th Oct 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 [realestate.com.au](http://realestate.com.au).

### Area Specialist Casey

Shop 8/28-32 Gloucester Ave,  
Berwick VIC 3806

### Contact agents



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