



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 20 Cemetine Terrace, CRANBOURNE 3977

### Indicative selling price

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

**Range \$480,000 - \$499,000**

### Median sale price

Median **House** for **CRANBOURNE** for period **Sep 2018 - Sep 2018**

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

**\$530,000**

### 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.

**35 PHARAOH DRIVE,**  
CRANBOURNE 3977

Price **\$495,000** Sold 07 June  
2018

**7 BRAESTAR STREET,**  
CRANBOURNE 3977

Price **\$496,000** Sold 18  
August 2018

**31 PEPPERBUSH CIRCUIT,**  
CRANBOURNE 3977

Price **\$486,000** Sold 07 July  
2018

### 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).

House

**AREASPECIALIST**  
3 beds 2 baths 1 parking

### Area Specialist Casey

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

### Contact agents



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**AREASPECIALIST**