



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**27 Stanford Street,  
CRANBOURNE WEST 3977**

House



3 beds



2 baths



2 parking

### 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 WEST** for period **Dec 2018 - Dec 2019**

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

**\$460,000**

### 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.

**46 Merribah Way,**  
Cranbourne West 3977

Price **\$505,000** Sold 26  
September 2019

**7 Jacinta Drive,**  
Cranbourne West 3977

Price **\$510,000** Sold 16  
November 2019

**106 Raisell Road,**  
Cranbourne West 3977

Price **\$525,000** Sold 12  
November 2019

This Statement of Information was prepared on 5th 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 [realestate.com.au](http://realestate.com.au).

### Ray White Cranbourne

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### Contact agents



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