

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**31 Bellarine Drive,
CRANBOURNE 3977**

Indicative selling price

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

Range \$575,000 - \$600,000

Median sale price

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

Sourced from realestate.com.au.

\$565,000

Comparable property sales

These are the three properties sold within two kilometres 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.

62 Pepperbush Cct,
Cranbourne 3977

Price \$600,000 Sold 05
September 2019

9 Flametree Cct,
Cranbourne 3977

Price \$637,000 Sold 06 July
2019

47 Flametree Cct,
Cranbourne 3977

Price \$589,000 Sold 20 July
2019

This Statement of Information was prepared on 31st 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.

HOUSE

4 beds 2 baths 2 parking

Area Specialist Casey

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

Contact agents



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AREASPECIALIST