

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 4 Luster Circuit, CRANBOURNE SOUTH 3977

House



4 beds



2 baths



2 parking

Indicative selling price

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

Range \$585,000 - \$643,000

Median sale price

Median **House** for **CRANBOURNE SOUTH** for period **Sep 2018 - Aug 2019**

Sourced from **RP Data**.

\$353,750

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.

48 Fortuna Crescent,
Cranbourne West 3977

Price **\$625,000** Sold 20
August 2019

27 Pegasus Road,
Cranbourne West 3977

Price **\$645,000** Sold 11
September 2019

15 Pegasus Road,
Cranbourne West 3977

Price **\$630,000** Sold 12
August 2019

This Statement of Information was prepared on 18th 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 RP Data.

YPA Estate Agents Cranbourne

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