



Statement of Information

Sections 47AF of the Estate Agents Act 1980

8 Guilfoylia Drive, CRANBOURNE NORTH 3977

House



1 beds



1 baths



1 parking

Indicative selling price

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

**Range from \$480,000 -
\$520,000**

Median sale price

Median **House** for **CRANBOURNE NORTH** for period **Apr 2017 - Jul 2017**
Sourced from **CoreLogic RP Data**.

\$458,250

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.

16 Sassafras Place, Price **\$482,000** Sold 18 April 2017
Cranbourne North 3977

48 Burford Way, Price **\$500,000** Sold 23 February 2017
Cranbourne North 3977

184 Alisma Boulevard, Price **\$515,000** Sold 09 May 2017
Cranbourne North 3977

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 CoreLogic RP Data.

Contact agents

 **Alex Bartolo**
Raine and Horne

03 9704 2533
0412 216 890

alex.bartolo@narrewarren.rh.com.au

Raine&Horne.

**Raine & Horne Narre Warren
South**

400 Cranbourne Road,
Narre Warren South VIC 3805