

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 31 Gate House Parade, CRANBOURNE EAST 3977

### Indicative selling price

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

**Range \$555,000 - \$595,000**

### Median sale price

Median **House** for **CRANBOURNE EAST** for period **Oct 2017 - Mar 2018**

Sourced from **pricefinder**.

**\$592,000**

### 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.

**8 Limerick,**  
Cranbourne East 3977

Price **\$582,000** Sold 26  
February 2018

**7 Blackledge Dr,**  
Cranbourne East 3977

Price **\$570,000** Sold 21 May  
2018

**3 butterfield pl,**  
Cranbourne East 3977

Price **\$591,000** Sold 01 May  
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 pricefinder.

House



5 beds



2 baths



2 parking

### Asset Property Sales and Management

404 Nepean Highway,  
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### Contact agents



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