



Statement of Information

Sections 47AF of the Estate Agents Act 1980

47 Monahans Road, CRANBOURNE WEST 3977



Indicative selling price

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

Range \$540,000 - \$570,000

Median sale price

Median **House** for **CRANBOURNE WEST** for period **Jan 2018 - Dec 2018**
Sourced from **Pricefinder**.

\$542,000

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.

24 Alice Mary Road,
Cranbourne West 3977

Price **\$587,500** Sold 05
January 2019

212 Duff Street,
Cranbourne West 3977

Price **\$586,000** Sold 05
December 2018

6 Saunton Drive,
Cranbourne 3977

Price **\$565,000** Sold 09
January 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 Pricefinder.

McLennan Real Estate Pty Ltd

118 Walker Street,
Dandenong VIC 3175

Contact agents



John Ratnam

03 9791 5922
0414 556 517

j.ratnam@mcLennanrealestate.com.au

