



STATEMENT OF INFORMATION

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Brett Donaldson
P 03 97047555
M 0417 306886
E sales@dmcre.com.au

HOUSE Offered for Sale

23 Fenfield Street Cranbourne VIC 3977

4 2 4

Indicative Selling Price

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

Range between \$520,000 & \$570,000

Median Sale Price

\$490,000 Houses in Cranbourne between Jan 2017 - Dec 2017

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



24 David Avenue Cranbourne VIC 3977

4 2 3

Sold Price **\$520,000** Sold Date **03-Dec-17**

Distance **0.71km**



7 Hovell Court Cranbourne VIC 3977

4 2 2

Sold Price **\$568,600** Sold Date **21-Nov-17**

Distance **1km**



91 Lesdon Avenue Cranbourne VIC 3977

4 2 3

Sold Price **\$605,000** Sold Date **10-Oct-17**

Distance **0.9km**

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