
STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

39 Atlas Drive, Cranbourne West, VIC 3977

INDICATIVE SELLING PRICE

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

Range Between \$540,000 & \$580,000

MEDIAN SALE PRICE

Median price \$510,000 | House | Cranbourne West (3977)

Period - From 16 July 2017 to 16 July 2018 | Source - www.realestate.com.au

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 most comparable to the property for sale.

Address of Comparable Property	Price	Date of Sale
9 ERINDALE STREET, CRANBOURNE WEST VIC 3977	\$550,000	29/06/2018
241 MONAHANS ROAD, CRANBOURNE WEST VIC 3977	\$545,000	10/07/2018
10 SPEARWOOD RISE, CRANBOURNE WEST VIC 3977	\$525,000	14/05/2018