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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

13 Kirwan Drive Cranbourne East VIC 3977

4 2 2

Indicative Selling Price

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

Range between \$510,000 & \$520,000

Median Sale Price

\$570,000 Houses in Cranbourne east between 01 Apr 2018 - 31 Mar 2019

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.



5 Roebourne Mews Cranbourne East VIC 3977

4 2 2

Sold Price

\$510,000

Sold Date

21-Feb-19

Distance

0.23km



9 Pitfield Avenue Cranbourne East VIC 3977

4 2 2

Sold Price

\$555,000

Sold Date

29-Jan-19

Distance

0.46km



30 Genevieve Circuit Cranbourne East VIC 3977

4 2 2

Sold Price

\$565,000

Sold Date

22-Oct-18

Distance

0.94km

RS = Recent sale

UN = Undisclosed Sale

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