



STATEMENT OF INFORMATION

Prepared on 13 May 2019

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

2 Kirwan Drive Cranbourne East VIC 3977

3 2 2

Indicative Selling Price

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

Range between \$490,000 & \$510,000

Median Sale Price

\$567,000 Houses in Cranbourne east between 01 May 2018 - 30 Apr 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.



4 Corrigans Road Cranbourne East Sold Price **\$523,000** Sold Date **28-Feb-19**
VIC 3977

3 2 2

Distance **0.87km**



13 Archers Field Drive Cranbourne East Sold Price **\$516,500** Sold Date **26-Feb-19**
VIC 3977

3 2 2

Distance **1.7km**



12 Hogan Street Cranbourne East Sold Price **\$500,000** Sold Date **01-Apr-19**
VIC 3977

3 2 2

Distance **1.9km**

RS = Recent sale

UN = Undisclosed Sale

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