



Statement of Information

Sections 47AF of the Estate Agents Act 1980

12 Guinea Flower Drive, CRANBOURNE WEST 3977

House



4 beds



2 baths



1 parking

Indicative selling price

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

Range from \$ 530,000 - \$ 560,000

Median sale price

Median **House** for **CRANBOURNE WEST** for period **Jul 2017 - Jul 2017**

Sourced from **RP data**.

\$ 510,000

Comparable property sales

These are the three properties sold within two kilo metres 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.

17 Dusky Bells Drive,
Cranbourne West 3977

Price **\$ 542,000** Sold 01 May 2017

33 Fortuna Crescent,
Cranbourne West 3977

Price **\$ 545,000** Sold 26 March 2017

15 Statham View,
Cranbourne West 3977

Price **\$ 547,000** Sold 20 February 2017

Contact agents

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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 RP data.