



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 38 Banyalla Drive, CRANBOURNE WEST 3977

House



4 beds



2 baths



2 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$540,000 - \$580,000**

### Median sale price

Median **House** for **CRANBOURNE WEST** for period **Jul 2018 - Jul 2018**

Sourced from **RP Data/Core Logic**.

**\$600,000**

### 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.

**10 Breynia Way**,  
Cranbourne West 3977

Price **\$585,000** Sold 27 April  
2018

**17 Middleham Close**,  
Cranbourne West 3977

Price **\$571,000** Sold 23 May  
2018

**10 Burgan Court**,  
Cranbourne West 3977

Price **\$550,000** Sold 13 July  
2018

### Additional Information

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/Core Logic.

#### Ray White Cranbourne

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#### Contact agents



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