



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 7 Franks Way, CRANBOURNE NORTH 3977

House

AREA SPECIALIST  
3 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 \$491,000 - \$540,000**

### Median sale price

Median **House** for **CRANBOURNE NORTH** for period **Feb 2018 - Jul 2018**

Sourced from [realestate.com](http://realestate.com).

**\$530,000**

### 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.

**22 Plaistow Court,**  
Cranbourne North 3977

Price **\$539,000** Sold 21 May  
2018

**3 Mulberry Court,**  
Cranbourne North 3977

Price **\$520,000** Sold 18 April  
2018

**8 Denham Crescent,**  
Cranbourne North 3977

Price **\$495,000** Sold 29  
March 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 [realestate.com](http://realestate.com).

### Area Specialist Casey

Shop 8/28-32 Gloucester Ave,  
Berwick VIC 3806

### Contact agents



**Namat Naseri**

03 9088 4194  
0499 093 481

[namat@areaspecialist.net.au](mailto:namat@areaspecialist.net.au)



**Kuljit Khaira**

03 9088 4194  
0433 872 814

[kuljit@areaspecialist.net.au](mailto:kuljit@areaspecialist.net.au)

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