

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 4 Reynard Place, Cranbourne East

Indicative selling price

Range between: \$510,000 to \$560,000

Median sale price

Median Price: \$484,940 House Suburb: Cranbourne East

Period - From: June 2017 Source: RP Data

Comparable property sales

Below are the three properties sold within two kilometers of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



83 Broad Oak Drive Cranbourne East

4 Bed 2 Bath 2 Car

Sold \$560,000
Date Sold 13/05/17
Land 432 SqM



7 Chorus Way Cranbourne East

4 Bed 2 Bath 2 Car

Sold \$560,000
Date Sold 16/06/17
Land 533 SqM



43 Statesman Circuit Cranbourne East

4 Bed 2 Bath 2 Car

Sold \$560,000
Date Sold 01/06/17
Land 507 SqM
