



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 28 Minerva Avenue, CRANBOURNE WEST 3977

### Indicative selling price

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

**Range \$650,000 - \$715,000**

### Median sale price

Median **House** for **CRANBOURNE WEST** for period **Nov 2017 - Dec 2017**  
Sourced from [realestate.com.au](http://realestate.com.au).

**\$555,000**

### Comparable property sales

These are the three properties sold within two kilometres 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.

**14 Red Maple Drive,**  
Cranbourne West 3977

Price **\$661,000** Sold 19  
December 2017

**19 Bradman Drive,**  
Cranbourne West 3977

Price **\$660,000** Sold 06  
December 2017

**17 Bugle Lane,**  
Cranbourne West 3977

Price **\$685,000** Sold 15  
November 2017

### 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.au](http://realestate.com.au).

House

4 beds

2 baths

3 parking

### Contact agents



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