



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

2 Joyce Street,  
CRANBOURNE WEST 3977

House



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 from \$450,000 -  
\$480,000**

### Median sale price

Median **House** for **CRANBOURNE WEST** for period **Jul 2017 - Aug 2017**  
Sourced from <http://www.yourinvestmentpropertymag.com>.

**\$450,000**

### 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.


**15 Amity Way,** Price **\$462,000** Sold 18 May 2017  
Cranbourne West 3977

**37 Alarah Boulevard,** Price **\$474,000** Sold 15 March 2017  
Cranbourne West 3977

**9 Genista Road,** Price **\$480,000** Sold 18 July 2017  
Cranbourne West 3977

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 <http://www.yourinvestmentpropertymag.com>.

### Contact agents

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**Pioneer Real Estate**

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