



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

33 Mcguigan Drive,  
CRANBOURNE WEST 3977

House



1 beds



1 baths



1 parking

### Indicative selling price

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

**Range from \$ 520,000 - \$ 570,000**

### Median sale price

Median **House** for **CRANBOURNE WEST** for period **Mar 2017 - Jun 2017**

Sourced from **CoreLogic RP Data**.

**\$ 434,999**

### 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.

**2 Ashbrook Way ,**  
Cranbourne West 3977

**Price \$ 550,000** Sold 25 March 2016

**21 Eminence Drive ,**  
Cranbourne West 3977

**Price \$ 525,000** Sold 25 March 2017

**20 Eminence Drive,**  
Cranbourne West 3977

**Price \$ 530,500** Sold 24 May 2017

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 CoreLogic RP Data.

### Contact agents

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