

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**75 LESDON AVENUE,  
CRANBOURNE 3977**

### Indicative selling price

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

**Range \$470,000 - \$499,000**

### Median sale price

Median **House** for **Cranbourne** for period **Sep 2017 - Aug 2018**

Sourced from **Core Logic RP data**.

**\$540,000**

### 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.

**6 Marnebeck Court,**  
Cranbourne 3977

**Price \$470,000** Sold 24 July  
2018

**16 Rosalie Avenue,**  
Cranbourne 3977

**Price \$490,000** Sold 14  
September 2018

**73 Toirram Crescent,**  
Cranbourne 3977

**Price \$515,000** Sold 23 July  
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 Core Logic RP data.

House

 **4 beds**

 **2 baths**

 **2 parking**

#### Raine & Horne Cranbourne

68a High Street,  
Cranbourne VIC 3977

#### Contact agents



**Yogi Patel**  
Raine and Horne

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