



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 7 Nerrena Rise, CRANBOURNE WEST 3977

House



4 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 \$460,000 - \$500,000**

### Median sale price

Median **House** for **CRANBOURNE** for period **Nov 2017 - Oct 2018**

Sourced from **CoreLogic**.

**\$393,000**

### Comparable property sales

These are the three properties sold within two kilo metres 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.

**13 Geebung Road,**  
Cranbourne West 3977

Price **\$510,000** Sold 01  
August 2018

**13 Bates Street,**  
Cranbourne West 3977

Price **\$500,000** Sold 29 July  
2018

**2 Hope Court,**  
Cranbourne West 3977

Price **\$503,500** Sold 15  
September 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 CoreLogic.

### JRW Property International

73 Railway Parade North,  
Glen Waverley VIC 3150

### Contact agents



**Kerry Huang**

(03) 9886 1211  
0450 989 955

[kerry@jrwp.com.au](mailto:kerry@jrwp.com.au)



**David Xie**

(03) 9886 1211  
0404 322 746

[david@jrwp.com.au](mailto:david@jrwp.com.au)

