



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 38 Stephellen Way, CRANBOURNE WEST 3977

House

3 beds

2 baths

3 parking

Ray White

## Indicative selling price

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

**Range \$465,000 - \$497,500**

## Median sale price

Median **House** for **CRANBOURNE WEST** for period **Apr 2018 - Apr 2018**

Sourced from **RP Data / Core Logic**.

**\$485,000**

## 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.

**4 Taplan Crescent,**  
Cranbourne West 3977

Price **\$482,000** Sold 30  
January 2018

**18 Bates Street,**  
Cranbourne West 3977

Price **\$507,000** Sold 26  
March 2018

**17 Cirai Crescent,**  
Cranbourne West 3977

Price **\$512,000** Sold 28  
March 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 RP Data / Core Logic.

## Ray White Cranbourne

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## Contact agents



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