

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 39 John Russell Road, Cranbourne West

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$570,000 & \$627,000

Median sale price

(*Delete house or unit as applicable)

Median price \$434,999 *House X *Unit Suburb Cranbourne West

Period - From July 2016 to June 2017 Source CoreLogic

Comparable property sales (*Delete A or B below as applicable)

A* 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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1. 23 John Russell Road, Cranbourne West	\$575,000	28 Feb 2017
2. 23 George Frederick Road, Cranbourne West	\$605,000	17 March 2017
3. 17 Rep Maple Drive, Cranbourne West	\$635,000	14 June 2017