

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 **20 Elandra Way, 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 **\$410,000** & **\$450,000**

MEDIAN SALE PRICE

(*Delete house or unit as applicable)

Median price **\$510,000** *House ☒ *Unit ☐ Suburb **Cranbourne West**

Period - From **19/4/2017** to **19/10/2017** Source **APM – Price Finder**

COMPARABLE PROPERTY SALES (*Delete A or B below as applicable)

☒ 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 | Sale Date |
|----------------------------------|-----------|-----------|
| 32 Elandra Way, Cranbourne West | \$450,000 | 7/8/2017 |
| 8 Crystal Gdns, Cranbourne West | \$400,000 | 8/9/2017 |
| 121 Monahans Rd, Cranbourne West | \$461,000 | 15/9/2017 |

☐ The Estate Agent or Agent's Representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months

NOTE: Report prepared by Munn Partners Real Estate in accordance with Section 47AF of the Estate Agents Act 1980, please use the information contained within the report along with your own research and due diligence in making your individual assessment of property value.

For further information about buying & selling property, go-to the Consumer Affairs Victoria Website and follow the links to buying & selling property for more helpful tips and advice.

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