

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 **Lot 25 to Lot 40, Lyall Park, 6 Nelson Street Cranbourne East VIC 3977**

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 \$* **387,000** & \$ **507,000**

Median sale price

(*Delete house or unit as applicable)

Median price \$ **275,000** *House *Unit Suburb **Cranbourne East VIC 3977**

Period - From **1 OCT 2017** to **31 OCT 2017** Source **RP DATA – CORE LOGIC**

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 51 Bathgate Crescent Cranbourne East, VIC 3977	\$ 325,000	18 Apr 2017
2 6 Bankton Avenue Cranbourne East, VIC 3977	\$ 360,000	5 Sep 2017
3 9 Bathgate Crescent Cranbourne East, Vic 3977	\$ 365,000	15 Aug 2017