

## Statement of Information

# Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Unit offered for sale

Address  
Including suburb and  
postcode 20, 36, 38, 44, 46, 52 Annabella Street, Cranbourne East Vic 3977

### Indicative selling price

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

Unit type or class	Single price		Lower price		Higher price
Vacant Land					
Vacant Land approx. 400m <sup>2</sup> (44,52)	\$319,950	Or range between	\$*	&	\$*
Vacant Land approx. 460m <sup>2</sup> (20, 36, 38, 46)	\$345,000	Or range between	\$*	&	\$*
	\$*	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$

Additional entries may be included or attached as required.

### Suburb land median sale price

Median price

\$285,000

Property Type

Vacant Land

Suburb

Cranbourne East

Period - From

09/12/2018

To

08/12/2019

Source

REIV

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

**A\*** ~~These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.~~

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

09/12/2019

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.