

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

3 Annand Close Cranbourne West 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 &

Median sale price

(*Delete house or unit as applicable)

Median Price *House *Unit Suburb
 Period-from to Source

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
6 Carole Court Cranbourne VIC 3977	\$457,000	21-Jan-19
9 Evelyne Avenue Cranbourne VIC 3977	\$455,000	18-Jan-19
2 Valepark Crescent Cranbourne VIC 3977	\$440,000	07-Dec-18

OR

B* ~~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.~~

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6 Carole Court Cranbourne VIC 3977

 3  1  2

Sold Price **\$457,000** Sold Date **21-Jan-19**

Distance **1.39km**



9 Evelyne Avenue Cranbourne VIC 3977

 3  1  2

Sold Price **\$455,000** Sold Date **18-Jan-19**

Distance **1.18km**



2 Valepark Crescent Cranbourne VIC 3977

 3  1  2

Sold Price ^{RS} **\$440,000** Sold Date **07-Dec-18**

Distance **1.36km**

RS = Recent sale UN = Undisclosed Sale

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