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	2/13 CIRCLE DRIVE N, CRANBOURNE, VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:	$349,950

Median sale price

Median price	$329,100	House		Unit	X	Suburb	CRANBOURNE
Period	01 January 2017 to 30 June 2017	Source	pricefinder				

Comparable property sales

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
1/8 GRACE ST, CRANBOURNE, VIC 3977	*$375,000	28/06/2017
8 JILLIAN ST, CRANBOURNE, VIC 3977	$341,000	08/05/2017
2/6 HAZLITT CT, CRANBOURNE, VIC 3977	$342,000	13/04/2017

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