

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 342 Helder Close, Cranbourne West 3977
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Indicative selling price

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

Single price \$

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 or range between

\$280,000

 &

\$290,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$238,000

 *House

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 *Unit

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 Suburb

Cranbourne West

Period - From

May 2017

 to

May 2017

 Source

Core Logic

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

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.