



**first
national**
REAL ESTATE

Neilson Partners

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

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 \$380,000 & \$418,000

Median sale price

(*Delete house or unit as applicable)

Median price \$450,000 *House ☒ *unit ☐ Suburb or locality Cranbourne West

Period - From Aug '16 to July '17 Source Core Logic

Comparable property sales

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) 12 Jacinta Drive Cranbourne West	\$370,000	27/3/17
2) 7 Kulkami Way Cranbourne West	\$360,000	17/3/17
3) 109 Monahans Road Cranbourne West	\$420,000	17/6/17