

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*

Property offered for sale

Address
Including suburb and
postcode 4 Bates Street, 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 \$469,000

or range between \$

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price \$525,000

*House

X

*unit

Suburb
or locality Cranbourne West

Period - From 01 July 2017

to 30 September 2017

Source Pricefinder

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

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1. 121 Monahans Road, Cranbourne West, Vic 3977	\$461,000	18/09/2017
2. 37 Monahans Road, Cranbourne West, Vic 3977	\$485,000	12/09/2017
3. 71 Scarborough Avenue, Cranbourne West, Vic 3977	\$470,000	21/06/2017

OR

B* ~~Either~~ 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*.

~~Or~~ The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.

(*Delete as applicable)



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