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	3/32 BAKEWELL STREET, CRANBOURNE, 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	$399,000	or range between	$	&	$

Median sale price

(*Delete house or unit as applicable)

Median price	$410,500	*House		*unit	X	Suburb or locality	CRANBOURNE
Period - From		to				Source	

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. 69 CAMMS ROAD, CRANBOURNE VIC 3977	$405,000	20/04/2018
2. 8/7 TUCKER STREET, CRANBOURNE VIC 3977	$425,000	27/02/2018
3. 2/2 WILLIAM STREET, CRANBOURNE VIC 3977	$411,000	25/01/2018

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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