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	$445,000	or range between	$	&	$

Median sale price

(*Delete house or unit as applicable)

Median price	$460,000	*House	X	*unit		Suburb or locality	Cranbourne

Period - From	01/01/2017	to	31/03/2017	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. 11 Hannah Court, Cranbourne	$459,000	09/12/2016
2. 32 Bruce Street, Cranbourne	$445,000	20/12/2016
3. 10 Belmar Street, Cranbourne	$445,008	01/03/2017

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)