

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

10 Cranbourne Drive, 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

\$*

or range between

\$495,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$505,000

*House

x

*Unit

Suburb

CRANBOURNE

Period - From

01-04-2017

to

01-03-2018

Source

CORELOGIC

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

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	6 Jillian Street Cranbourne VIC 3977	\$540,000	31-01-2018
2	1 Hargrave Court Cranbourne VIC 3977	\$530,000	10-11-17
3	3 Susan Court Cranbourne VIC 3977	\$500,000	24-12-2018