

## 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

38 CAMMS ROAD, CRANBOURNE, VIC 3977

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price: \$395,000

#### Median sale price

Median price \$432,500

House

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Unit

Suburb

CRANBOURNE

Period 01 July 2016 to 30 June 2017

Source

  
pricefinder

#### Comparable property sales

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
14 ROMA AVE, CRANBOURNE, VIC 3977	*\$390,000	11/07/2017
24 CAMMS RD, CRANBOURNE, VIC 3977	*\$431,138	21/06/2017
11 LEANNE CRT, CRANBOURNE, VIC 3977	\$405,000	22/05/2017
11 LEANNE CRT, CRANBOURNE, VIC 3977	*\$405,000	14/02/2017