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	9 CAMPBELL PARADE, CRANBOURNE, VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:	$420,000 to $440,000

Median sale price

Median price	$375,000	House		Unit		Suburb	CRANBOURNE
Period	01 April 2017 to 31 March 2018	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
2/10 JASA CRES, CRANBOURNE WEST, VIC 3977	$442,000	23/10/2017
1/27 BAKEWELL ST, CRANBOURNE, VIC 3977	$465,000	01/11/2017
47 LURLINE ST, CRANBOURNE, VIC 3977	*$435,000	10/02/2018
6 AVERNE ST, CRANBOURNE, VIC 3977	*$462,000	06/03/2018