

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	11 Mariner Close Cranbourne Nth
---	---------------------------------

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	\$540,000	&	\$560,,000
--------------	-----	------------------	-----------	---	------------

Median sale price

(*Delete house or unit as applicable)

Median price	\$505,000	*House	☒	*Unit	☐	Suburb	Cranbourne Nth
Period - From	May 17	to	April 18	Source	RP Data		

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 4 Coriyule Court Cranbourne Nth	\$ 555,000	27 Mar 2018
2 64 Elizabeth St Cranbourne Nth	\$ 580, 000	14 Mar 2018
3 23 Pine Hill Court Cranbourne Nth	\$ 580,981	14 Nov 2017

OR

B* 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.