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*

Property offered for sale

Address Including suburb and postcode	12 Prestwick Green, 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	$790,000	or range between	$	&	$

Median sale price

(*Delete house or unit as applicable)

Median price	$820,000	*House	X	*unit		Suburb or locality	CRANBOURNE
Period - From	01 April 2017	to	31 March 2018			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. 78 CHERRYHILLS DR, CRANBOURNE VIC 3977	$767,500	19/03/2018
2. 6 HOLLOWAY CCT, BOTANIC RIDGE VIC 3977	$820,000	06/12/2017
3. 46 BROOKLAND GREENS BVD, CRANBOURNE VIC 3977	$845,000	31/01/2018

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