

## 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 23 FRESHFIELDS DRIVE, CRANBOURNE NORTH VIC 3977

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$\*340,000 & \$360,000

#### Median sale price

(\*Delete house or unit as applicable)

Median price \$273,000 \*LAND \*Unit Suburb CRANBOURNE NORTH  
Period - From JUN 2016 to MAY 2017 Source CORE LOGIC 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
3 HARTLAND DRIVE, CRANBOURNE NORTH VIC 3977	\$334,000	07-FEB-17
88 ROSSITER RETREAT, CRANBOURNE NORTH VIC 3977	\$319,000	18-JAN-17
161 WHEELERS PARK DRIVE, CRANBOURNE NORTH VIC 3977	\$320,000	20-JUN-17

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.



OBrien Real Estate