

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 19 Navarre Drive, Cranbourne West 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 \$429,000 or range between \$ & \$

Median sale price

(*Delete house or unit as applicable)

Median price \$450,000 *House ☒ *unit ☐ Suburb or locality Cranbourne West
Period - From 01/07/2016 to 30/06/2017 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. 3 Caroline Cres, Cranbourne West, Vic 3977	\$452,000	14/05/2017
2. 7 Scarborough Avenue, Cranbourne West, Vic, 3977	\$441,000	30/03/2017
3. 21 Todd Court, Cranbourne West, Vic 3977	\$352,000	08/03/2017

OR

~~B* Either 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*.~~
~~Or The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.~~
~~(*Delete as applicable)~~