

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 7 Polson Way, 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 \$595,000

or range between \$

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price \$536,000

*House

*unit

Suburb
or locality CRANBOURNE WEST

Period - From 01/04/18

to 31/03/2019

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 PENGANA WAY, CRANBOURNE WEST VIC 3977	\$615,000	26/12/2018
2. 37 FERGUS LANE, CRANBOURNE WEST	\$592,000	23/03/2019
3. LOT 6 POWELL WAY, CRANBOURNE WEST	\$570,000	01/04/2019

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)