

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	48 MIRALIE WAY, CRANBOURNE WEST, VIC 3977
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$420,000 to \$462,000

Median sale price

Median price	\$480,000	House	<input checked="" type="checkbox"/>	Unit	<input type="checkbox"/>	Suburb	CRANBOURNE WEST
Period	01 October 2016 to 30 September 2017			Source	pricfinder		

Comparable property sales

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.