

## 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

22 STRAFFORD AVENUE, CRANBOURNE, VIC 3977

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$350,000 to \$385,000

#### Median sale price

Median price

\$470,500

House

X

Unit

Suburb

CRANBOURNE

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.