

## 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

31 HAMMERSMITH WAY, CRANBOURNE EAST, VIC 3977

### Indicative selling price

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

Single Price: \$319,950

### Median sale price

Median price

\$325,000

House

Unit

Suburb

CRANBOURNE  
EAST

Period

01 April 2017 to 30 June 2017

Source

 pricefinder

### Comparable property sales

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
9 MOSSBANK RD, CRANBOURNE EAST, VIC 3977	\$310,000	01/03/2017
6 TINNADICE RD, CRANBOURNE EAST, VIC 3977	\$320,000	03/04/2017
47 BATHGATE CRES, CRANBOURNE EAST, VIC 3977	\$311,000	18/04/2017

[consumer.vic.gov.au/](http://consumer.vic.gov.au/)

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