

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

21 Leafy Circuit Cranbourne East 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 \$* or range between \$390,000 & \$420,000

Median sale price

(*Delete house or unit as applicable)

Median price \$239,500 *House *Unit Suburb Cranbourne East

Period - From Dec 2016 to Nov 2017 Source CoreLogic

Comparable property sales

B* 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.