



**first
national**
REAL ESTATE

Neilson Partners

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*

Indicative selling price

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

Single price \$* or range between \$570,000 & \$627,000

Median sale price

Median price \$496,000 *House ☒ *unit ☐ Suburb or locality Cranbourne North
Period - From Aug 2016 to Aug 2017 Source CoreLogic

Comparable property sales

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.

Address of comparable property	Price	Date of sale
1 2 Waterways Drive, Cranbourne North	\$598,000	September 17
2 9 Woodstock Drive, Cranbourne North	\$595,000	June 2017
3 36 Fieldstone Crescent, Cranbourne North	\$622,000	July 2017