

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Address
Including suburb and
postcode

7 Carole Court, Cranbourne

Indicative selling price

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

\$410,000

&

\$450,000

Median sale price

Median price

\$415,000

*House

X

Suburb

Cranbourne

Period - From

Jan 2017

to

March 2017

Source

R P Data

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
1 95 Sladen Street Cranbourne	\$455,100	29/04/17
		
2 166 Monahans Road Cranbourne	\$407,500	30/01/2017
		
3 28 Normanby Street Cranbourne	\$450,000	20/01/2017
		