

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 Forest Oak Court, Cranbourne VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

\$* or range between \$675,000 & \$699,000

Median sale price

(*Delete house or unit as applicable)

Median price \$520,825 *House ☒ *Unit ☐ Suburb Cranbourne
Period - From 01-06-2017 to 01-06-2018 Source CORELOGIC

Comparable property sales (*Delete A or B below as applicable)

A* 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 48 Majestic Boulevard, Cranbourne VIC 3977	\$720,008	17-Aug-17
2 18 Boronia Avenue, Cranbourne VIC 3977	\$685,000	26-March-18
3 12 Cleopatra Drive, Cranbourne VIC 3977	\$694,000	09-Oct-17

OR

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.