

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*

Property offered for sale

Address
Including suburb and
postcode

Lot 16, 130-132 Central Parkway, Cranbourne

Indicative selling price

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

Single price 455,000 or range between \$ & \$

Median sale price

(*Delete house or unit as applicable)

Median price \$500,00 *House *unit Suburb or locality CRANBOURNE

Period - From 01/01/2019 to 30/06/2019 Source PRICEFINDER

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

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. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1. 11 FERGUS LANE, CRNABOURNE WEST VIC 3977	\$620,000	25/10/2019
2. 7 POLSON WAY, CRANBOURNE WEST VIC 39677	\$592,500	15/11/2019
3. 27 STANFORD ST, CRANBOURNE WEST VIC 3977	\$550,000	16/12/2019

OR

B* ~~Either~~ 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*.
~~Or~~ The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.
(*Delete as applicable)