



@REALTY PTY LTD T/A @realty  
Level 10/555 Lonsdale Street Melbourne VIC 3000  
Tel: 1300 299 377 Fax: 07 5592 0900  
Email: contracts@atrealty.com.au

Member of REIV

VR027 © Lawsoft Pty Ltd

## 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 64 Prendergast Ave Cranbourne East Vic 3984

Including suburb and  
postcode

#### 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 \$690,000 & \$730,000

#### Median sale price

Median price \$547,500 Property Type House Suburb Cranbourne East

Period - From 01/04/2019 to 30/09/2019 Source Pricefinder

#### 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	\$	
2	\$	
3	\$	

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.

This Statement of Information was prepared on: 12/11/2019