

## 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 BARKLY STREET, CRANBOURNE, VIC 3977

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$470,000 to \$500,000

#### Median sale price

Median price

\$525,000

House

☒

Unit

☐

Suburb

CRANBOURNE

Period

01 April 2017 to 31 March 2018

Source



#### 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
6 THOMAS CRES, CRANBOURNE, VIC 3977	**\$470,000	22/03/2018
4 BENGAL CRT, CRANBOURNE, VIC 3977	\$510,000	18/12/2017
5 BOURKE RD, CRANBOURNE, VIC 3977	\$509,095	06/12/2017