

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 13 SCARLET ASH DRIVE CRANBOURNE WEST

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 \$570,000 & \$620,000

Median sale price

(*Delete house or unit as applicable)

Median price \$441,000 *House ☒ *Unit ☐ Suburb CRANBOURNE WEST
Period - From AUG 2016 to JUL 2017 Source CORE LOGIC RP DATA

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
10 SCARLET ASH DRIVE CRANBOURNE WEST VIC 3977	\$550,000	03-MAY-17
22 ROCK DAISY DRIVE CRANBOURNE WEST VIC 3977	\$590,000	18-JUN-17
13 ROCK DAISY DRIVE CRANBOURNE WEST VIC 3977	\$599,999	18-APR-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.



OBrien Real Estate