

# 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 1 WILLIAM 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)  
(\*Delete single price or range as applicable)

Single price \$659,950 or range between \$ & \$

### Median sale price

(\*Delete house or unit as applicable)

Median price \$500,000 \*House ☒ \*unit ☐ Suburb or locality CRANBOURNE  
Period - From 01 January 2017 to 31<sup>st</sup> December 2017 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. 191 Sladen Street, Cranbourne Vic 3977	\$812,000	28/09/2017
2. 7 Haven Court, Cranbourne Vic 3977	\$610,000	04/11/2017
3. 34 Bakewell Street, Cranbourne Vic 3977	\$720,000	31/01/2017

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)