
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 21 Tilia Drive, Cranbourne North

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$620,000 & \$682,000

Median sale price

Median price \$545,250 House x Suburb Cranbourne North

Period - From May 2017 to November 2017 Source pricefinder.com.au

Comparable property sales

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. 64 Mountainview Boulevard, Cranbourne North	\$668,000	16/08/2017
2. 22 Lucinda Lane, Cranbourne North	\$625,000	21/09/2017
3. 162 Mountainview Boulevard, Cranbourne North	\$635,000	26/10/2017

Property data source: pricefinder.com.au. Generated on **25 November 2017**.