

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 80 EARLSTON CIRCUIT, CRANBOURNE

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
(*Delete single price or range as applicable)

Single price \$1,150,000 or range between \$ & \$

Median sale price

(*Delete house or unit as applicable)

Median price \$550,000 *House ☒ unit ☐ Suburb or locality CRANBOURNE
Period - From 15/10/2017 to 15/01/2018 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.	\$	
2.	\$	
3.	\$	

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)