

## 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 41 Circle Drive North CRANBOURNE

#### 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 \$\* or range between \$420,000 & \$460,000

#### Median sale price

(\*Delete house or unit as applicable)

Median price \$350,000 \*House \*Unit X Suburb Narre Warren South

Period - From Mar 17 to Feb 18 Source 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
1 8 Valma Avenue Cranbourne	\$ 450,000	31 Oct 2017
2 15/220-222 Monahans Rd Cranbourne	\$ 450,000	09 Sep 2017
3 2/16 Roberts Rd Cranbourne	\$ 440,000	6 Feb 2018

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