



**first
national**
REAL ESTATE

Neilson Partners

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*

Indicative selling price

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

Single price \$ or range between \$450,000 & \$495,000

Median sale price

Median price \$558,000 *House X *unit Suburb or locality Cranbourne East
Period - From May 2017 to April 2018 Source Core Logic

Comparable property sales

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) 6 Otley Way, Cranbourne East	\$490,000	29 March 2018
2) 2B Dunlavin Way, Cranbourne East	\$462,000	7 June 2018
3) 66 Parkhurst Drive, Cranbourne East	\$490,000	25 June 2018