Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

48 Thunderbolt Drive Cranbourne East VIC 3977

Indicative selling price

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

Single Price	or range between	\$575,000	&	\$630,000
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$568,000	Prop	erty type	y type House		Suburb	Cranbourne East
Period-from	01 Aug 2019	to	31 Jul 2	020	Source		Corelogic

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 6 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	
36 Dan Morgan Drive Cranbourne East VIC 3977	\$610,000	04-May-20	
4 Brockman Street Cranbourne East VIC 3977	\$575,000	10-May-20	
23 Armstrong Street Cranbourne East VIC 3977	\$583,000	25-May-20	

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 6 months.

This Statement of Information was prepared on: 19 August 2020

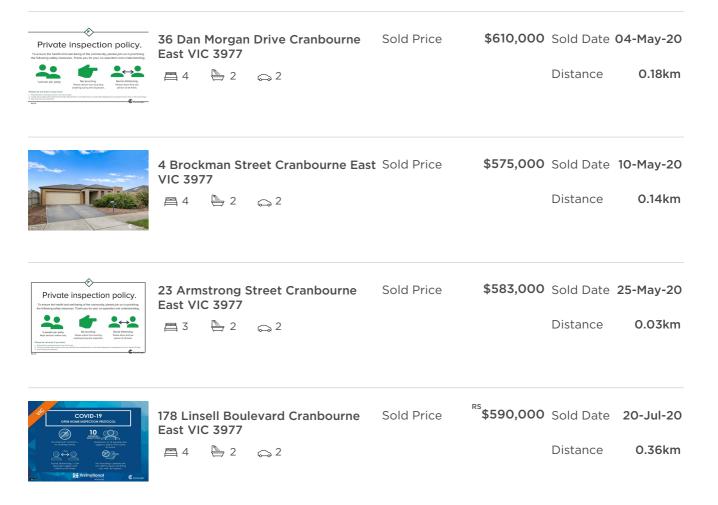


consumer.vic.gov.au

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RS = Recent sale UN = Undisclosed Sale

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