

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 13 Fairbairn Road, Cranbourne VIC 3977

Indicative selling price

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

range between \$480,000 & \$520,000

Median sale price

Median price \$469,944

House X

Suburb Cranbourne

Period - From Nov 2016 to Oct 2017

Source CoreLogic

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
16 Fairbairn Road, Cranbourne VIC 3977	\$500,000	27/05/2017
42 Lurline Street, Cranbourne VIC 3977	\$500,000	04/09/2017
52 Fairbairn Road, Cranbourne VIC 3977	\$500,800	28/08/2017