

## 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	5 CLARENCE PLACE, CRANBOURNE EAST, VIC 3977
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$620,000 to \$660,000

#### Median sale price

Median price	\$510,000	House	<input checked="" type="checkbox"/>	Unit	<input type="checkbox"/>	Suburb	CRANBOURNE EAST
Period	01 October 2016 to 30 September 2017			Source			

#### 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
17 BOWYER AVE, CRANBOURNE EAST, VIC 3977	*\$622,750	02/10/2017
66 BRADFORD DR, CRANBOURNE EAST, VIC 3977	*\$632,000	08/09/2017
8 WAGNER CL, CRANBOURNE EAST, VIC 3977	\$651,500	31/07/2017