

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 19 Jaye Place CRANBOURNE WEST VIC 3977

Indicative selling price

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

Range between \$491,000 & \$540,000

Median sale price

Median price \$605,000 House x Suburb Cranbourne West

Period - From 1 Oct 2018 to Current Source www.realestate.com.au

Comparable property sales

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
13 Geebung Road CRANBOURNE WEST VIC 3977	\$510,000	1 Aug 2018
9 Rimes Close CRANBOURNE WEST VIC 3977	\$522,000	2 July 2018
16 Neptune Place CRANBOURNE WEST VIC 3977	\$540,000	16 July 2018