

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 62 Elmslie Drive Cranbourne East Victoria 3977

Indicative selling price

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

range between \$530,000 & \$580,000

Median sale price

Median price \$ 526,250 *House X Suburb Cranbourne East Victoria 3977
Period - From Feb 2017 to Jan 2018 Source Corelogic

Comparable property sales

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 six months.



OBrien Real Estate