

## 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

21 Dearing Avenue, Cranbourne Vic 3977

#### Indicative selling price

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

Range between

\$520,000

&

\$570,000

#### Median sale price

Median price

\$518,500

House

X

Unit

Suburb

Cranbourne

Period - From

01/01/2017

to

31/12/2017

Source

REIV

#### 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 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
1	14 Stanley St CRANBOURNE 3977	\$556,561	23/10/2017
2	17 isaac smith Cr CRANBOURNE 3977	\$525,000	13/10/2017
3	11 Evelyn Av CRANBOURNE 3977	\$520,000	02/11/2017

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 six months.~~