

# 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

13 Butterfield Place Cranbourne East VIC 3977

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price			or range \$538 between		535,000	&	\$580,000	
Median sale price (*Delete house or unit as applicable)								
Median Price	\$575,000	*Hous	*House X *Unit		Suburb	Cranbourne East		
Period-from	01 Sep 2017	to	31 Aug 20	)18	Source		Corelogic	

#### 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.

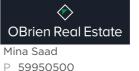
Address of comparable property	Price	Date of sale	
3 Butterfield Place Cranbourne East VIC 3977	\$591,000	02-May-18	
41 Hunt Club Boulevard Cranbourne East VIC 3977	\$605,585	23-May-18	
8 Oak Post Place Cranbourne East VIC 3977	\$541,050	05-Jun-18	

#### 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.

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3 Butterfield Place Cranbourne East Sold Price\$591,000Sold Date02-May-18VIC 3977□2□□0.09km



	nt Club   /IC 3977	Boulevard Cranbour	ne Sold Price	\$605,585	Sold Date	23-May-18
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8 Oak Post Place Cranbourne East VIC 3977		Sold Price	\$541,050	Sold Date	05-Jun-18	
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