

## 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

108 LESDON 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)

Single Price / Range

\$429,950

### Median sale price

Median price

\$440,000

House

X

Unit

Suburb

CRANBOURNE

Period

01 October 2016 to 31 March 2017

Source

 pricefinder

### 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
32 CLAIRMONT AVE, CRANBOURNE, VIC 3977	*\$421,000	12/04/2017
4 CAITLYN CRT, CRANBOURNE NORTH, VIC 3977	\$425,000	19/02/2017
24 DAMIAN CRT, CRANBOURNE, VIC 3977	\$423,000	11/02/2017