

## 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

34 BAKEWELL STREET, 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: \$728,000

### Median sale price

Median price

\$500,000

House

X

Unit

Suburb

CRANBOURNE

Period

01 July 2017 to 30 September 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
20 BRIARCREST DR, CRANBOURNE EAST, VIC 3977	\$792,000	20/05/2017
49 STAWELL ST, CRANBOURNE, VIC 3977	\$730,000	27/03/2017
41 BAKEWELL ST, CRANBOURNE, VIC 3977	\$690,000	13/02/2017