

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 25 Gemma St, Cranbourne East, Vic, 3977

Indicative selling price

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

Single price \$310,000

or range between

&

Median sale price

Median price \$345,000

*Land X

*Unit

Suburb Cranbourne East

Period - From 01/07/2017 to 01/06/2018

Source Core Logic

Comparable property sales

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
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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