

# 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

17 Black Caesar Drive Cranbourne East, 3977

## Indicative selling price

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

Range between \$570,000.00 & \$620,000.00

## Median sale price

Median price \$556,000.00 Property Type HOUSE Suburb CRANBOURNE EAST

Period - From 01-Oct-2018 to 30-Sep-2019 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
1	30 Flash Dan Drive, Cranbourne East Vic 3977	\$590,000.00	23-Jul-2019
2	16 Goulburn Street, Cranbourne East Vic 3977	\$590,000.00	25-May-2019
3	28 Wild Scotchman Way, Cranbourne East Vic 3977	\$578,000.00	20-May-2019

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