

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 5 GILJA COURT, CRANBOURNE WEST

Indicative selling price

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

Single price \$619,950 or range between \$ & \$

Median sale price

(*Delete house or unit as applicable)

Median price \$525,000 *House x *unit Suburb or locality CRANBOURNE WEST
Period - From 01 July 2017 to 30 September 2017 Source Pricefinder

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1. 89 Central Parkway, Cranbourne West, Vic 3977	\$625,000	16/10/2017
2. 27 St Clair Avenue, Cranbourne West, Vic 3977	\$610,000	22/7/2017
3. 11 Watford Avenue, Cranbourne West, Vic 3977	\$621,000	14/6/2017