

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 1/57 Cranbourne Drive, Cranbourne Vic 3977

Indicative selling price

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

Single price 435,000 or range between \$ & \$

Median sale price

(*Delete house or unit as applicable)

Median price 517,500 *House X *unit Suburb or locality CRANBOURNE
Period - From 01/01/2020 to 31/12/2020 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. 2/22 Dearing Ave, Cranbourne Vic 3977	\$485,000	24/11/2020
2. 2/50 Cochrane Street, Cranbourne Vic 3977	\$512,000	02/11/2020
3. 3/12 Mundaring Drive, Cranbourne Vic 3977	\$430,000	07/10/2020

OR

B* **Either** 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*.
Or The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.
(*Delete as applicable)