

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

30 Fiona Drive, Cranbourne South

Indicative selling price

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

or range between &

Median sale price

(*Delete house or unit as applicable)

Median price *House ☒ *Unit ☐ Suburb
Period - From to Source

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

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
1 6 Kelly Road, Cranbourne South	\$1,260,000	16-6-17
2 108 Browns Road, Cranbourne South	\$1,030,000	14-6-17
3 225 Pearcedale Road, Cranbourne South	\$1,060,000	27-4-17

