

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 27 Dartmoor Drive, Cranbourne East 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 \$385,000

or range between \$

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price \$565,000

*House

x

*unit

Suburb
or locality

CRANBOURNE EAST

Period - From 01/01/2019

to 31/03/2019

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.	\$	
3.	\$	

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)