

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 16 Nariel Place, Cranbourne West VIC 3977

Indicative selling price

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

Range between &

Median sale price

(*Delete house or unit as applicable)

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

Comparable property sales

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. 15 Geebung Road, Cranbourne West VIC 3977	\$516,500	22/02/2018
2. 46 Central Parkway, Cranbourne West VIC 3977	\$532,500	19/03/2018
3. 28 Raffindale Crescent, Cranbourne West VIC 3977	\$547,500	23/01/2018



OBrien Real Estate