
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 34 Fieldstone Crescent, Cranbourne North

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$590,000 & \$649,000

Median sale price

Median price \$580,000 House x Suburb Cranbourne North

Period - From September 17 to December 17 Source pricefinder.com.au

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. 36 Fieldstone Crescent, Cranbourne North	\$622,000	29/07/2017
2. 8 Fieldstone Crescent, Cranbourne North	\$651,000	26/09/2017
3. 22 Maplewood Court, Cranbourne North	\$655,000	16/08/2017

Property data source: pricefinder.com.au. Generated on **10 April 2018**.