

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

1 Pandora Drive, Cranbourne West 3977

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 \$650,000 & \$695,000

Median sale price

(*Delete house or unit as applicable)

Median price \$540,000 *House ☒ *Unit ☐ Suburb Cranbourne West
Period - From 1-11-2016 to 13-11-2017 Source CoreLogic

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 15 Atlas Drive, Cranbourne West 3977	\$675,000	3-10-17
2 8 Erindale Street, Cranbourne West 3977	\$666,000	4-10-17
3 28 Alarah Boulevard, Cranbourne West 3977	\$726,000	4-9-17

