

## 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 35 Black Gum Crescent, Cranbourne West VIC 3977

#### Indicative selling price

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

or range between \$675,000 & \$725,000

#### Median sale price

(\*Delete house or unit as applicable)

Median price \$515,000 \*House ☒ \*Unit ☐ Suburb Cranbourne West  
Period - From 01-05-2017 to 01-05-2018 Source Core logic

#### 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. 28 Fintona Crescent Cranbourne West VIC 3977	\$681,500	17- Mar-18
2. 1 Pandora Drive Cranbourne West VIC 3977	\$691,500	04-Dec-17
3. 3 Aphrodite Way Cranbourne West VIC 3977	\$675,000	09-Jan-18

