
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

7 Linda Drive, Cranbourne West

Indicative selling price

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

Single price \$ - or range between \$480,000 & \$528,000

Median sale price

Median price \$490,500 House ☒ Unit ☐ Suburb Cranbourne West

Period - From June 2017 to August 2017 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. 4 Douglas Court, Cranbourne West	\$530,000	03/08/17
2. 7 Comte Close, Cranbourne West	\$495,000	23/02/17
3. 4 Jasa Crescent, Cranbourne West	\$481,000	15/06/17

Property data source: pricefinder.com.au. Generated on **7 September 2017**.