

---

# Statement of information for residential property.

---

## Property offered for sale.

---

32 Mullein Bend Cranbourne North, VIC 3977  
Indicative Selling Price: \$420,000 to \$450,000  
(For the meaning of this price see [consumeraffairs.vic.gov.au/underquoting](http://consumeraffairs.vic.gov.au/underquoting))

## Suburb median sale price (house).

---

Cranbourne North \$461,000  
12 Month ending March 2017  
Source: [pricfinder.com.au](http://pricfinder.com.au)

## Comparable properties.

---

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address	Sale Price	Sale Date
1 Elderberry Ally, Cranbourne North	\$450,000	09/03/2017
7 Autumn Fields Drive, Cranbourne North	\$425,000	02/03/2017
3 Paxford Drive, Cranbourne North	\$430,000	06/02/2017