

## 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

22 BAKEWELL STREET, CRANBOURNE, VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price: \$349,950

### Median sale price

Median price

\$360,000

House

Unit

X

Suburb

CRANBOURNE

Period

01 July 2017 to 31 December 2017

Source

  
pricefinder

### Comparable property sales

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
3/8 WILLIAM ST, CRANBOURNE, VIC 3977	\$350,000	15/08/2016
2/27 BAKEWELL ST, CRANBOURNE, VIC 3977	\$358,000	18/05/2016
13 BELFORT LANE, CRANBOURNE, VIC 3977	\$379,092	27/04/2016