Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

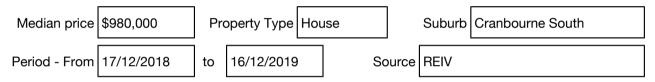
33 Flanagan Crescent, Cranbourne South Vic 3977

Indicative selling price

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

Single price \$650,000

Median sale price



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 Nagle Cr CRANBOURNE WEST 3977	\$635,000	07/09/2019
2	84 Everlasting Blvd CRANBOURNE WEST 3977	\$634,000	24/11/2019
3	2 Atbara La CRANBOURNE SOUTH 3977	\$625,000	30/09/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

17/12/2019 16:46





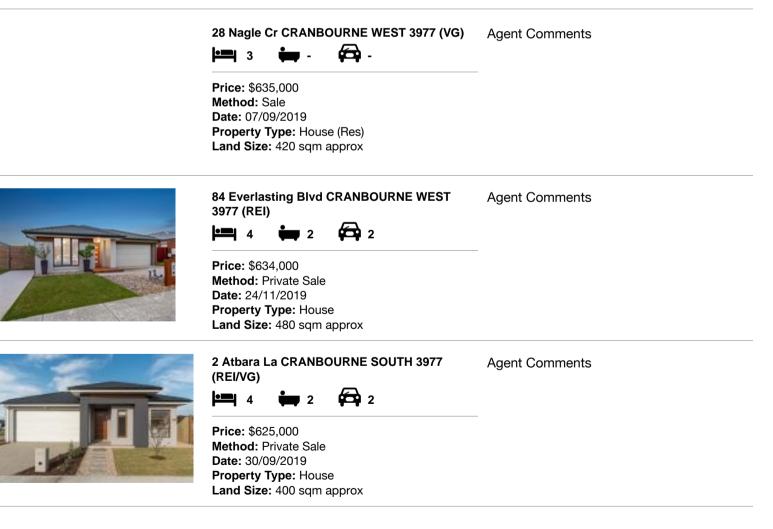




Property Type: Land Land Size: 400 sqm approx Agent Comments Darren Eichenberger 9775 7500 0419 874279 darren1@stockdaleleggo.com.au

Indicative Selling Price \$650,000 Median House Price 17/12/2018 - 16/12/2019: \$980,000

Comparable Properties



Account - Stockdale & Leggo Langwarrin | P: 03 9775 7500 | F: 03 9775 7009



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.