

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 65 HOYSTED AVENUE, CRANBOURNE NORTH, VIC 3977

Indicative selling price

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

Single price \$515,000 or range between \$ & \$

Median sale price

(*Delete house or unit as applicable)

Median price \$525,000 *House ☒ *unit ☐ Suburb or locality CRANBOURNE NORTH
Period - From 01 April 2017 to 30 June 2017 Source PRICEFINDER

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1. 13 FRANCES CRS, CRANBOURNE NORTH	\$497,000	04/07/2017
2. 1 HOOP PINE CRT, CRANBOURNE NORTH	\$496,000	20/05/2017
3. 12 WESTMORELAND AVE, CRANBOURNE NORTH	\$512,000	25/02/2017

OR

B* ~~Either~~ 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*.
~~Or~~ The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.
(*Delete as applicable)