

## 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

16 BRUCE 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)

Price Range:

\$500,000 to \$520,000

### Median sale price

Median price

\$530,000

House

X

Unit

Suburb

CRANBOURNE

Period

01 April 2017 to 31 March 2018

Source

 pricfinder

### 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 |
|--------------------------------------------|------------|--------------|
| 32 ROBERTS RD, CRANBOURNE, VIC 3977        | *\$540,000 | 17/04/2018   |
| 46 CENTRAL PKWY, CRANBOURNE WEST, VIC 3977 | *\$532,000 | 11/04/2018   |
| 21 DEARING AVE, CRANBOURNE, VIC 3977       | *\$530,000 | 28/03/2018   |