

## 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

76 CIRCLE DRIVE N, 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: 580,000 to 635,000

#### Median sale price

Median price

\$500,800

House

☒

Unit

☐

Suburb

CRANBOURNE

Period

01 January 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
7 HAVEN CRT, CRANBOURNE, VIC 3977	\$610,000	04/11/2017
16 WALTER ST, CRANBOURNE, VIC 3977	*\$686,000	24/02/2018
112 CAMMS RD, CRANBOURNE, VIC 3977	*\$650,000	27/02/2018