

## 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

20 MERRIBAH WAY, CRANBOURNE WEST, 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: \$459,000

#### Median sale price

Median price

\$485,000

House

☒

Unit

☐

Suburb

CRANBOURNE  
WEST

Period

01 January 2017 to 30 June 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
45 BERNBOROUGH AVE, CRANBOURNE WEST, VIC 3977	\$450,000	06/02/2017
59 BREAMLEA WAY, CRANBOURNE WEST, VIC 3977	\$435,000	07/02/2017
12 BATES ST, CRANBOURNE WEST, VIC 3977	\$457,000	13/02/2017