

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 10 Spearwood Rise, Cranbourne West 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 \$* or range between \$495,000 & \$540,000

Median sale price

(*Delete house or unit as applicable)

Median price \$492,000 *House ☒ *Unit ☐ Suburb Cranbourne West

Period - From May 2017 to Apr 2018 Source Core Logic RP Datae

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
32 Merritt Avenue Cranbourne West VIC 3977	\$530,000	15-Feb-18
16 Dusky Bells Drive Cranbourne West VIC 3977	\$553,000	28-Mar-18
12 Crowe Avenue Cranbourne West VIC 3977	\$505,000	09-Nov-17

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.

