

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 3/11-13 Elizabeth Street, Cranbourne North, Victoria 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 \$*420,000 or range between \$* & \$

Median sale price

(*Delete house or unit as applicable)

Median price \$417,500 *House ☐ *Unit ☒ Suburb Cranbourne North
Period - From June 2017 to May 2018 Source Rp Data Core Logic

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
1 2/175 Rosebank Drive, Cranbourne North	\$400,000	26/4/18
2 7/7-9 Elizabeth Street, Cranbourne North	\$410,000	15/5/18
3 3/16-18 Phelan Dv, Cranbourne North	\$430,000	17/7/18

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.