

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

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

\$300,000

&

\$310,000

Median sale price

Median price

\$540,750

*House

X

*unit

Suburb
or locality

Cranbourne West

Period - From

to

Source

Pricerfinder

Comparable property sales

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 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. 18 Forton Crescent, Cranbourne West	\$299,000	25 Apr 2018
2. 10 Romulus Crescent, Cranbourne West	\$266,000	25 Sep 2017
3. 18 Ercildoune Court, Cranbourne West	\$314,000	6 May 2017