

Statement of Information

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

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 2 Ruffy Drive, Cranbourne, 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 \$580,000 or range between \$ & \$

Median sale price

(*Delete house or unit as applicable)

Median price \$471,500 *House ☒ *unit ☐ Suburb or locality Cranbourne
Period - From to Source Pricefinder

Comparable property sales (*Delete A or B below as applicable)

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. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1. 34 Kingdom Dr, Cranbourne, Vic 3977	\$630,000	06/06/2017
2. 44 Springhill Dr, Cranbourne, Vic 3977	\$600,000	22/04/2017
3. 26 Mundaring Dr, Cranbourne, Vic 3977	\$572,000	01/07/2017

OR

B* **Either** 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*.
Or The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.
(*Delete as applicable)