

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*

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 \$ &

Median sale price

(*Delete house or unit as applicable)

Median price *House ☐ *unit ☒ Suburb or locality
Period - From to Source

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. 2/83 Clarendon Street, Cranbourne, Vic 3977	\$318,500	08/06/2017
2. 3/12 Fairfield Street, Cranbourne Vic 3977	\$320,000	16/05/2017
3. 2/14 Duff Street, Cranbourne Vic 3977	\$318,500	18/04/2017

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)~~



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