

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

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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. 9 Ardmore Street, Cranbourne Vic 3977	\$521,000	11/11/2017
2. 9 Roma Av, Cranbourne Vic 3977	\$475,000	22/06/2017
3. 55 Camms Road, Cranbourne Vic 3977	\$518,000	06/12/2017
4.71 Scarborough Ave, Cranbourne West Vic 3977	\$470,000	21/06/2017