

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 19 Ardmore Street, 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 \$509,950 or range between \$ & \$

Median sale price

(*Delete house or unit as applicable)

Median price \$490,000 *House ☒ *unit ☐ Suburb or locality CRANBOURNE
Period - From 01 January 2017 to 31 December 2017 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. 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



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