

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

#### Property offered for sale


Address Including suburb and postcode	13 VALENCIA CIRCUIT, CRANBOURNE, VIC 3977
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: 530,000.00 to 580,000.00

#### Median sale price

Median price	\$440,000	House	<input checked="" type="checkbox"/>	Unit	<input type="checkbox"/>	Suburb	CRANBOURNE
Period	01 July 2016 to 30 June 2017		Source				

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
66 PEPPERBUSH CCT, CRANBOURNE, VIC 3977	*\$540,000	18/07/2017
3 MEDUSA CRT, CRANBOURNE, VIC 3977	\$550,000	01/06/2017
7 MEDUSA CRT, CRANBOURNE, VIC 3977	\$565,000	16/03/2017