

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 4 Hilda Way, Cranbourne VIC 3977

**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 \$589000 or range between \$ & \$

**Median sale price**

(\*Delete house or unit as applicable)

Median price \$220,000 \*House X \*unit Suburb  
or locality CRANBOURNE  
Period - From 01 July 2017 to 30<sup>th</sup> September  
2017 Source PRICEFINDER

**Comparable property sales**

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.