

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

Lot 14/34-37 Central Parkway, Cranbourne
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
 (*Delete single price or range as applicable)

Single price \$450,000 or range between \$ & \$

Median sale price

(*Delete house or unit as applicable)

Median price \$450,000 *House *unit Suburb or locality CRANBOURNE WEST

Period - From 01/04/2016 to 31/03/2017 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.	\$	
2.	\$	
3.	\$	

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)