

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 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

Range between &

Median sale price

Median price House Unit Suburb

Period - From to Source

Comparable property sales (*Delete A or B below as applicable)

A* 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
1	79 Strathaird Dr NARRE WARREN SOUTH 3805	\$550,000	23/05/2018
2	24 Jessie St CRANBOURNE NORTH 3977	\$535,000	29/04/2018
3	3 Mulberry Ct CRANBOURNE NORTH 3977	\$520,000	18/04/2018

OR

B* 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.



3 2 2

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 591 sqm approx

Agent Comments

Indicative Selling Price

\$510,000 - \$560,000

Median House Price

Year ending June 2018: \$652,625

Comparable Properties

79 Strathaird Dr NARRE WARREN SOUTH 3805 (VG)

Agent Comments

3 - -

Price: \$550,000

Method: Sale

Date: 23/05/2018

Rooms: -

Property Type: House (Res)

Land Size: 580 sqm approx



24 Jessie St CRANBOURNE NORTH 3977 (REI/VG)

Agent Comments

3 2 1

Price: \$535,000

Method: Private Sale

Date: 29/04/2018

Rooms: 6

Property Type: House

Land Size: 565 sqm approx

3 Mulberry Ct CRANBOURNE NORTH 3977 (VG)

Agent Comments

3 - -

Price: \$520,000

Method: Sale

Date: 18/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 578 sqm approx