

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 24 Sabel Drive Cranbourne North

Indicative selling price

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

Single price \$* or range between \$525,000 & \$575,000

Median sale price

(*Delete house or unit as applicable)

Median price \$496,000 *House * *Unit Suburb Cranbourne North

Period - From December 2016 to November 2017 Source Core Logic

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
71 Wheelers Park Drive Cranbourne North	\$545,000	15 th August 2017
59 Burford Way Cranbourne North	\$540,000	5 th sep 2017
16 Brolin Terrace Cranbourne North	\$570,000	15 th July 2017

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.

