

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and
postcode

Lot 34-37 Evans Park 3 Cranbourne West 3977

Indicative selling price

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

Unit type or class e.g. Three bedroom units	Single price		Lower price	&	Higher price
1-12	\$555,000	Or range between	\$*	&	\$
13-36	\$455,000	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price

\$431,250

Suburb

Cranbourne West

Period - From

28/05/17

To

28/08/17

Source

Real estate.com.au

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

A* These are the details of the three units that the estate agent or agent’s representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. Threebedroom units

	Address of comparable unit	Price	Date of sale
	8 Queenie Way Cranbourne West 3977	\$420,000	02/08/17
	12 Windward Lane Cranbourne West 3977	\$430,000	29/05/17
	7 Carmichael Ave Cranbourne West 3977	\$475,000	15/05/17

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

Unit type or class

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	Address of comparable unit	Price	Date of sale
	1	\$	
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Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

OR

B* The estate agent or agent’s representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.