



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address (including Suburb and postcode)

46 Kingdom Drive, CRANBOURNE, 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price

or range between

\$560,000

&

\$599,000

Median sale price

Median price

\$550,000

Property type

House

Suburb

CRANBOURNE, 3977

Period from

03/02/2017

to

30/06/2017

Source

RPDATA

Comparable property sale

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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

34 Kingdom Drive, CRANBOURNE, 3977 Victoria

\$630,000

06/06/2017

35 Mariposa Grove, CRANBOURNE, 3977 Victoria

\$555,775

12/05/2017

3 Medusa Court, CRANBOURNE, 3977 Victoria

\$550,000

06/06/2017