

Statement of Information

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

16 Heather Grove, Cranbourne East

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

\$*650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$460,000

*House

Y

Unit

Suburb
or locality

Cranbourne East

Period - From

2016

to

2017

Source

Core Logic

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

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

Address of comparable property	Price	Date of sale
19 Armstrong Street Cranbourne East, VIC, 3977	\$628,000	26 Nov 2016
13 Almondbank Road Cranbourne East, VIC, 3977	\$ 750,000	31 Mar 2017
3 Avalon Crescent Cranbourne East, VIC, 3977	\$ 515,000	28 Feb 2017