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	11 Bellsquarry Avenue Cranbourne East Vic 3977

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	$580,000	&	$620,000

Median sale price

(*Delete house or unit as applicable)

Median price	$575,000	*House	X	*Unit		Suburb	Cranbourne East Vic 3977

Period - From	01 Feb 2018	to	31/01/2019	Source	CoreLogic

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. 58 Elmslie Drive Cranbourne East Vic 3977	$595,000	01/08/2018
2. 39 Artfield Street Cranbourne East Vic 3977	$595,000	12/11/2018
3. 11 Greendale Court Cranbourne East Vic 3977	$615,000	27/11/2018