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	26 MUNDARING DRIVE, CRANBOURNE, VIC 3977

Indicative selling price

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

Single Price / Range	$490,000 to $539,000

Median sale price

Median price	$440,000	House	X	Unit		Suburb	CRANBOURNE
Period	01 October 2016 to 31 March 2017	Source	pricefinder				

Comparable property sales

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
6 GREAVES ST, CRANBOURNE, VIC 3977	$600,000	01/12/2016
115 CLARENDON ST, CRANBOURNE, VIC 3977	$518,000	12/12/2016
20 SCOTT ST, CRANBOURNE, VIC 3977	$520,000	26/01/2017