Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Property offered for sale

Address Including suburb and postcode	**6 Dan Morgan Drive, 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)

Range between	$580,000	&	$625,000

Median sale price

(*Delete house or unit as applicable)

Median price	**$517,000**	*House	**X**	Suburb	**Cranbourne East VIC 3977**
Period - From	**JAN 2017**	to	**DEC 2017**	Source	**RP DATA – CORE LOGIC**

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. 77 Thunderbolt Drive Cranbourne East VIC 3977	**$**619,250	13-Dec-17
2. 4 Ned Street Cranbourne East VIC 3977	**$**601,000	02-Jan-18
3. 42 Yammerbook Way Cranbourne East VIC 3977	**$**640,000	02-Aug-17