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	**8/7-9 TUCKER STREET, CRANBOURNE 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	$385,000	&	$410,000

Median sale price

(*Delete house or unit as applicable)

Median price	$350,000	*House		*Unit	X	Suburb	**CRANBOURNE**
Period - From	FEB 2017	to	JAN 2018	Source	RP DATA		

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
2/20 CIRCLE DRIVE, CRANBOURNE VIC 3977	$ 356,500	20-NOV-2017
2/1 CAROL AVENUE, CRANBOURNE VIC 3977	$395,000	09-OCT-2017
6/5-7 FAIRFIELD STREET, CRANBOURNE VIC 3977	$400,000	16-JAN-2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.