Statement of Information O'Brien Real Estate

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: **108 WHEELERS PARK DRIVE, CRANBOURNE NORTH 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 $610,000 & $670,000

Median sale price

(*Delete house or unit as applicable)

Median price $533,000 *House X *Unit Suburb CRANBOURNE NORTH

Period - From MAR 2017 to APRIL 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
20 ARBOURLEA BOULEVARD, CRANBOURNE NORTH VIC 3977	$645,000	17-MAR-18
73 TRILLIUM BOULEVARD, CRANBOURN NORTH VIC 3977	$670,000	15- JAN-18
284 ALISA BOULEVARD, CRANBOURN NORTH VIC 3977	$650,000	21-JAN-18

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.