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: **47 SCOTSDALE 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)

Single price $* or range between $ 560,000 & $ 610,000

Median sale price

(*Delete house or unit as applicable)

Median price $526,250 *House X *Unit Suburb **CRANBOURNE EAST**

Period - From MAR 2017 to FEB 2018 Source **PR 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
3 HOUNDSFORTH STREET, CRANBOURNE EAST VIC 3977	$ 625,000	09/NOV/2017
17 BOWYER AVENUE, CRANBOURNE EAST VIC 3977	$ 622,750	02/OCT/2017
21 BRADFORD DRIVE, CRANBOURNE EAST VIC 3977	$ 618,000	23/NOV/2017

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.