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	27 NUGGET WAY, 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 $420,000 & $460,000

Median sale price

(*Delete house or unit as applicable)

Median price $ 410,000 Unit X Suburb CRANBOURNE EAST

Period - From MAR 2017 to FEB 2018 Source CORELOGIC

Comparable property sales (*Delete A or B below as applicable)

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.

OBrien Real Estate