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	**26 YELLOW ROBIN CIRCUIT, 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	$495,000	&	$544,000

Median sale price

(*Delete house or unit as applicable)

Median price	$535,000	*House	x	*Unit		Suburb	**CRANBOURNE EAST**
Period - From	MAR 2017	to	FEB 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
8 SUNDEW AVENUE, CRANBOURNE EAST VIC 3977	$560,000	27/NOV/17
87 LINEHAM DRIVE, CRANBOURNE EAST VIC 3977	$495,000	13/OCT/17
20 McEWAN DRIVE, CRANBOURNE EAST VIC 3977	$535,000	9/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.