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	7 TYNDALL STREET, 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 $480,000 & $528,000

Median sale price

(*Delete house or unit as applicable)

Median price $535,000 *House X Suburb CRANBOURNE EAST

Period - From MAR 2017 to FEB 2018 Source CORELOGIC

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
1. 13 Lanthorn Crescent Cranbourne East VIC 3977	$496,000	4-OCT-17
2. 99 Nelson Street Cranbourne East VIC 3977	$530,500	28-NOV-17
3. 7 Canopy Grove Cranbourne East VIC 3977	$540,000	4-OCT-17

OBrien Real Estate