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	111 Gipps Crescent Cranbourne Nth

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	$460,000	&	$480,000

Median sale price

(*Delete house or unit as applicable)

Median price	$590,000	*House	X	*Unit		Suburb	Cranbourne Nth
Period - From	1 Feb 2018	to	31 Jan 2019			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
1 24 Gipps Crescent Cranbourne Nth	$ 472,000	5 Oct 2018
2 109 Endeavour Dve Cranbourne Nth	$ 495, 000	19 Sept 2018
3 13 Blaxland Ave Cranbourne Nth	$ 471,000	2 April 2018

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.