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 | 2/3 Delmont Court Cranbourne |

## 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 | $385,000 | & | $405,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Median price | $390,000 | *House | | *Unit | X | Suburb | Cranbourne |
| Period - From | April 18 | to | March 19 | 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 2/17 Duff st Cranbourne | $ 385,000 | 22 Mar 2019 |
| 2 3/15 Dearing Ave Cranbourne | $ 390, 000 | 5 April 2019 |
| 3 2/121 Clarendon St Cranbourne | $ 355,551 | 4 March 2019 |

**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.