Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1/51 Stawell Street Cranbourne 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	$400,000	&	$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$365,000	Property type	Unit	Suburb	Cranbourne
Period-from	01 Nov 2018	to	31 Oct 2019	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 6 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
1/21 Normanby Street Cranbourne VIC 3977	$395,000	06-Jun-19
1/85 Sladen Street Cranbourne VIC 3977	$425,000	31-Jul-19
1/1 Cranbourne Drive Cranbourne VIC 3977	$401,000	09-Jul-19

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 6 months.~~

This Statement of Information was prepared on: 07 November 2019

CONSUMER AFFAIRS VICTORIA