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	8 Agathis Alley Cranbourne North

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	$*490,000	&	$535,000

Median sale price

(*Delete house or unit as applicable)

Median price	$470,500	*House	*	*Unit		Suburb	Cranbourne North
Period - From	1st July 16	to	30th Jun 17			Source	Price Finder

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. 146 Mountainview Blvd Cranbourne North	$$530,000	7/3/17
2. 30 Abrus Cir Cranbourne North	$545,000	13/3/17
364 Alisma Boulevard Cranbourne North	$540,000	1/5/2017

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.