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	35 Clairmont Avenue, Cranbourne, Victoria 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	$*570,000	&	$625,000

Median sale price

(*Delete house or unit as applicable)

Median price	$440,000	*House	X	*Unit		Suburb	Cranbourne
Period - From	July 2016	to	June 2017			Source	Rp data – Core Logic

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 59 Circle Drive Sth, Cranbourne	$ 575,000	13/6/17
2 19 Roberts Road, Cranbourne	$ 556,000	10/9/17
3 3 Averne Street, Cranbourne	$593,883	3/6/17

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.