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<br>Including suburb and postcode | 12 Cleopatra Dr, Cranbourne 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 | $430,000 | or range between | $620,000 | & | $680,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Median price | $ | *House | X | *Unit | | Suburb | Cranbourne |
| Period - From | May 2017 | to | May 2017 | | | Source | 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 6 Nile Crescent, Cranbourne | $678,000 | 11-Sep-17 |
| 2 14 Ebony Street, Cranbourne | $635,000 | 14-Aug-17 |
| 3 38 Pepperbush Circuit, Cranbourne | $619,000 | 29-Jul-17 |