

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 11 MARSHY AVENUE, CRANBOURNE EAST 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 \$*360,000 & \$385,000

Median sale price

(*Delete house or unit as applicable)

Median price \$235,000 *House LAND X Suburb CRANBOURNE EAST

Period - From 26/04/2017 to 25/10/2017 Source PRICEFINDER

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. 11 ARIES ST, CRANBOURNE, VIC 3977	\$365,000	26/04/0117
2. 15 ROWEN CRT, CRANBOURNE NORTH, VIC 3977	\$325,000	30/04/2017
3. DESERT ROSE CRT, CRANBOURNE, VIC 3977	\$255,000	01/05/2017