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

118 William Thwaites Boulevard Cranbourne North 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	\$630,000	&	\$690,000
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$580,000	Property type		House		Suburb	Cranbourne North
Period-from	01 Mar 2020	to	28 Feb 2	2021	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
7 Charlock Drive Cranbourne North VIC 3977	\$658,000	27-Oct-20
16 Gladiolus Circuit Cranbourne North VIC 3977	\$675,000	20-Oct-20
78 Mountainview Boulevard Cranbourne North VIC 3977	\$690,000	19-Jan-21

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: 16 March 2021

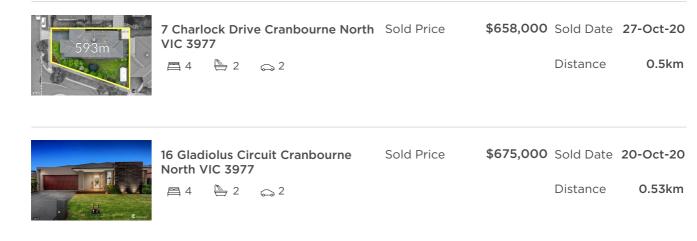


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78 Mountainview Boulevard Cranbourne North VIC 3977			Sold Price	\$690,000	Sold Date	19-Jan-21
酉 4	2	⊜ 2			Distance	0.59km

RS = Recent sale UN = Undisclosed Sale

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