



STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

12 Waverley Park Drive, Cranbourne North, VIC 3977

INDICATIVE SELLING PRICE

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$600,000

MEDIAN SALE PRICE

Median price \$519,000 | House | Cranbourne North (3977)

Period - From 1 December 2016 to 1 December 2017 | Source - Pricerfinder

COMPARABLE PROPERTY SALES

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
147 LAWLESS DRIVE, CRANBOURNE NORTH VIC 3977	\$520,000	25/07/2017
7 CHRISTINE PLACE, CRANBOURNE NORTH VIC 3977	\$603,000	21/11/2017
152 LAWLESS DRIVE, CRANBOURNE NORTH VIC 3977	\$603,000	14/07/2017