

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

5 Wilkiea Crescent, Cranbourne North, VIC 3977

INDICATIVE SELLING PRICE

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

Range Between \$430,000 & \$470,000

MEDIAN SALE PRICE

Median price \$580,000 | House | Cranbourne North (3977)

Period - From 1 June 2018 to 31 August 2018 | Source - www.realestate.com.au

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
15 FORSYTH COURT, CRANBOURNE NORTH VIC 3977	\$450,000	17/08/2018
13 ORLIT CLOSE, CRANBOURNE NORTH VIC 3977	\$438,000	21/03/2018
68 GIPPS CRESCENT, CRANBOURNE NORTH VIC 3977	\$420,000	26/04/2018