

## 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

**11 Rossiter Retreat, Cranbourne North, VIC 3977**

### INDICATIVE SELLING PRICE

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range Between \$620,000 & \$691,000**

### MEDIAN SALE PRICE

**Median price \$545,000 | House | Cranbourne North (3977)**

**Period - From 15 October 2017 to 15 October 2018 | Source - [www.realestate.com.au](http://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
<b>13 SPRINGMOUNT STREET, CRANBOURNE NORTH VIC 3977</b>	<b>\$675,000</b>	<b>18/06/2018</b>
<b>3 KINDRED AVENUE, CRANBOURNE NORTH VIC 3977</b>	<b>\$680,000</b>	<b>31/07/2018</b>
<b>6 MCGARVIE DRIVE, CRANBOURNE NORTH VIC 3977</b>	<b>\$620,000</b>	<b>02/08/2018</b>