

Statement of Information  
**Internet advertising for single residential property  
 located within or outside the Melbourne metropolitan  
 area**

Sections 47AF of the *Estate Agents Act 1980*

**Property offered for sale**

Address   
 Including suburb and  
 postcode

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)  
 (\*Delete single price or range as applicable)

Single price  or range between \$  & \$

**Median sale price**

(\*Delete house or unit as applicable)

Median price  \*House  \*unit  Suburb or locality   
 Period - From  to  Source

**Comparable property sales**

These are the three properties sold within two kilometres/five kilometres\* of the property for sale in the last six months/18 months\* that the estate agent or agent's representative considers to be most comparable to the property for sale. (\*Delete as applicable)

Address of comparable property	Price	Date of sale
1. 1/2 Russell Street, Cranbourne, Vic 3977	\$420,000	24/06/2020
2. 41 Jillian Street, Cranbourne, Vic 3977	\$417,500	29/06/2020
3. 3/53 Loch Street, Cranbourne, Vic 3977	\$400,000	09/11/2020