

# Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

### Address

Including suburb and postcode

5 Sharpe Street Cranbourne, 3977

## Indicative selling price

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

Range between \$500,000.00 & \$550,000.00

## Median sale price

Median price \$485,000.00 Property Type HOUSE Suburb CRANBOURNE

Period - From 15-May-2019 to 14-Nov-2019 Source Price Finder

## 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
1	9 JAMES COOK DR, CRANBOURNE, VIC 3977	\$514,000.00	10-Sep-2019
2	1 SUSAN CRT, CRANBOURNE, VIC 3977	\$540,000.00	04-Nov-2019
3	9 MARYLYN PL, CRANBOURNE, VIC 3977	\$500,000.00	26-Jun-2019

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