

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 28 Pinebank Avenue, Cranbourne East Vic 3977

Indicative selling price

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

Single price \$590,000

Median sale price

Median price \$600,000 House Unit Suburb Cranbourne East

Period - From 01/01/2018 to 31/03/2018 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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	93 Selandra Blvd CLYDE NORTH 3978	\$595,000	16/01/2018
2	78 Bradford Dr CRANBOURNE EAST 3977	\$595,000	27/11/2017
3	131 Selandra Blvd CLYDE NORTH 3978	\$594,134	30/11/2017

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

28 Pinebank Avenue, Cranbourne East Vic 3977



 4  2  2

Rooms:
Property Type: House
Land Size: 0 sqm approx
Agent Comments

Indicative Selling Price
\$590,000
Median House Price
March quarter 2018: \$600,000

Comparable Properties



93 Selandra Blvd CLYDE NORTH 3978 (REI) **Agent Comments**

 4  2  2

Price: \$595,000
Method: Private Sale
Date: 16/01/2018
Rooms: 6
Property Type: House
Land Size: 448 sqm approx



78 Bradford Dr CRANBOURNE EAST 3977 (REI) **Agent Comments**

 4  2  2

Price: \$595,000
Method: Private Sale
Date: 27/11/2017
Rooms: 6
Property Type: House
Land Size: 400 sqm approx



131 Selandra Blvd CLYDE NORTH 3978 (REI) **Agent Comments**

 4  2  2

Price: \$594,134
Method: Private Sale
Date: 30/11/2017
Rooms: 5
Property Type: House
Land Size: 400 sqm approx