

## 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

12 Elandra Way Cranbourne West

### 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 \$ 450,000 & \$ 470,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$ 523,000 \*House  \*Unit  Suburb Cranbourne West

Period - From May 2017 to April 2018 Source RP Data

### 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 6 Bronhill Court Cranbourne West   | \$ 495,000 | 12 Mar 2018  |
| 2 3 Todd Court Cranbourne West       | \$ 510,000 | 2 May 2018   |
| 3 3 Willora Crescent Cranbourne West | \$ 500,000 | 5 Mar 2018   |

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.