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	6 Cowes Close, Cranbourne North, VIC-3977

Indicative selling price

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

Single price	$*	or range between	$590,000	&	$620,000

Median sale price

Median price	$586,500	*House	X	*Unit	
Suburb	Cranbourne North				
Period - From	Aug 2018	to	Aug 2018	Source	RP Data – Core Logic

Comparable property sales

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. 47 Chantenay Parade, Cranbourne North, VIC-3977	$612,000	28-Aug-2018
2. 70 Sabel Drive, Cranbourne North, VIC-3977	$620,000	31-Oct-2018
3. 27 Kindred Avenue, Cranbourne North, VIC-3977	$650,000	26-Jul-2018