

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

39 Flanagan Avenue. Cranbourne South Vic 3977

Indicative selling price

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

Single price

\$*

or range between

\$375,000

&

\$407,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$248,750

*Land

X

*Unit

Suburb

Cranbourne South

Period - From

01 Jan 2018

to

31 Dec 2018

Source

CoreLogic

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

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.