

# 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

3 Hydra Street Cranbourne, 3977

## Indicative selling price

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

Single price \$530,000.00

## Median sale price

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

Period - From 21-Feb-2019 to 20-Aug-2019 Source Pricefinder

## 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	18 BLACK WATTLE WAY, CRANBOURNE, VIC 3977	\$495,000.00	29-Jun-2019
2	35 PEPPERBUSH CCT, CRANBOURNE, VIC 3977	\$556,000.00	13-Aug-2019
3	15 KIRREN CL, CRANBOURNE, VIC 3977	\$475,000.00	22-Feb-2019

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