

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

30 Epsom Lane Cranbourne North, 3977

Indicative selling price

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

Single price \$714,900.00

Median sale price

Median price \$562,000.00 Property Type HOUSE Suburb CRANBOURNE NORTH

Period - From 30-Jan-2018 to 07-Aug-2018 Source Price Finder

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 | 108 Wheelers Park Drive,Cranbourne North VIC 3977 | \$630,000.00 | 14-May-2018 |
| 2 | 71 Trillium Blvd, Cranbourne North VIC 3977 | \$630,500.00 | 30-Jan-2018 |
| 3 | 247 Alisma Blvd, Cranbourne North VIC 3977 | \$645,000.00 | 03-May-2018 |

This statement of information was prepared on 21-Oct-2019 at 5:05:29 PM EST