Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

8 Mayfield Road Cranbourne East 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	\$2,300,000	or range between	&	

Median sale price

(*Delete house or unit as applicable)

Median Price	\$560,000	Prop	rty type House		Suburb	Cranbourne East	
Period-from	01 Jun 2019	to	31 May 2	2020	Source		Corelogic

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 6 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
201 Berwick-Cranbourne Road Cranbourne East VIC 3977	\$2,500,000	05-Jul-18
28 Mayfield Road Cranbourne East VIC 3977	\$1,800,000	28-Oct-17
32 Mayfield Road Cranbourne East VIC 3977	\$1,800,000	29-Aug-17

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 6 months.

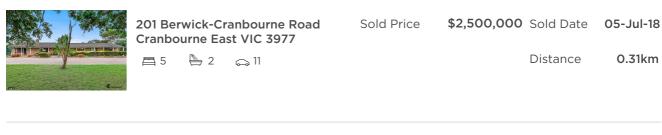
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consumer.vic.gov.au

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28 May VIC 397		ad Cranbourne East	Sold Price	\$1,800,000	Sold Date	28-Oct-17
酉 4	2	⇔ 4			Distance	0.67km



32 Mayfield Road Cranbourne East VIC 3977	Sold Price	Sold Date	29-Aug-17
酉 3 № 1 ⇔ 4		Distance	0.76km

RS = Recent sale UN = Undisclosed Sale

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