

## 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

20 Cranwell Avenue, Strathmore Vic 3041

#### Indicative selling price

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

Range between

\$2,850,000

&

\$3,135,000

#### Median sale price

Median price

\$1,450,000

House

X

Unit

Suburb

Strathmore

Period - From

01/07/2017

to

30/06/2018

Source

REIV

#### 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 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		
2		
3		

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 six months.

20 Cranwell Avenue, Strathmore Vic 3041

**Jellis  
Craig**

John Morello

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**Indicative Selling Price**

\$2,850,000 - \$3,135,000

**Median House Price**

Year ending June 2018: \$1,450,000



 5    3    3

**Rooms:**

**Property Type:** House

**Land Size:** 622 sqm approx

Agent Comments

## Comparable Properties

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.