



STATEMENT OF INFORMATION

54 JOSEPHINE AVENUE, CRANBOURNE NORTH, VIC 3977

PREPARED BY LEO ZENELI, GR8 EST8 AGENTS, PHONE: 0434 929 184

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



54 JOSEPHINE AVENUE, CRANBOURNE

4 2 2

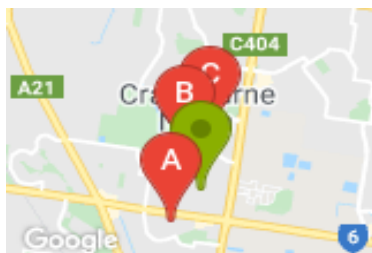
Indicative Selling Price

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

Price Range: \$750,000 to \$810,000

Provided by: Leo Zeneli, Gr8 Est8 Agents

MEDIAN SALE PRICE



CRANBOURNE NORTH, VIC, 3977

Suburb Median Sale Price (House)

\$630,000

01 October 2020 to 30 September 2021

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



59 FLAMETREE CCT, CRANBOURNE, VIC 3977

4 2 2

Sale Price

***\$790,000**

Sale Date: 15/10/2021

Distance from Property: 596m



116 ROSEBANK DR, CRANBOURNE NORTH,

4 2 5

Sale Price

\$865,000

Sale Date: 27/05/2021

Distance from Property: 566m



15 SUSSEX AVE, CRANBOURNE NORTH, VIC

4 2 2

Sale Price

***\$795,000**

Sale Date: 09/12/2021

Distance from Property: 788m



This report has been compiled on 15/12/2021 by Gr8 Est8 Agents. Property Data Solutions Pty Ltd 2021 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

54 JOSEPHINE AVENUE, CRANBOURNE NORTH, VIC 3977

Indicative selling price

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

Price Range:

\$750,000 to \$810,000

Median sale price

Median price

\$630,000

Property type

House

Suburb

CRANBOURNE
NORTH

Period

01 October 2020 to 30 September
2021

Source

pricfinder

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

59 FLAMETREE CCT, CRANBOURNE, VIC 3977	*\$790,000	15/10/2021
116 ROSEBANK DR, CRANBOURNE NORTH, VIC 3977	\$865,000	27/05/2021
15 SUSSEX AVE, CRANBOURNE NORTH, VIC 3977	*\$795,000	09/12/2021

This Statement of Information was prepared on:

15/12/2021