

STATEMENT OF INFORMATION

26 MALTRAVERS CRESCENT, CRANBOURNE NORTH, VIC 3977

PREPARED BY TIJANA ORLOVIC, ZED REAL ESTATE, PHONE: 0407476261



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



26 MALTRAVERS CRESCENT,

3 1 4

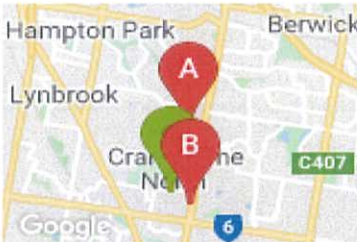
Indicative Selling Price

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

Price Range: **\$450,000 to \$475,000**

Provided by: Tijana Orlovic, Zed Real Estate

MEDIAN SALE PRICE



CRANBOURNE NORTH, VIC, 3977

Suburb Median Sale Price (House)

\$585,000

01 April 2018 to 31 March 2019

Provided by: pricefinder

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.



5 HORSEMAN CRT, NARRE WARREN SOUTH,

3 2 2

Sale Price

***\$481,000**

Sale Date: 22/05/2019

Distance from Property: 2km



14 BROOME CRES, CRANBOURNE NORTH, VIC

3 2 4

Sale Price

***\$480,000**

Sale Date: 15/05/2019

Distance from Property: 650m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

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

26 MALTRAVERS CRESCENT, CRANBOURNE NORTH, VIC 3977

Indicative selling price

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

Price Range: \$450,000 to \$475,000

Median sale price

Median price \$585,000

House

Unit

Suburb CRANBOURNE
NORTH

Period 01 April 2018 to 31 March 2019

Source 

Comparable property sales

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.

Address of comparable property	Price	Date of sale
5 HORSEMAN CRT, NARRE WARREN SOUTH, VIC 3805	*\$481,000	22/05/2019
14 BROOME CRES, CRANBOURNE NORTH, VIC 3977	*\$480,000	15/05/2019