

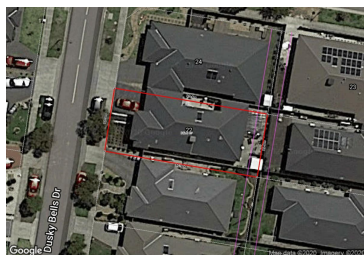
STATEMENT OF INFORMATION

22 DUSKY BELLS DRIVE, CRANBOURNE WEST, VIC 3977

PREPARED BY SARTAJ SINGH, AREA SPECIALIST CASEY, PHONE: 0426011313

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 22 DUSKY BELLS DRIVE, CRANBOURNE

4 bedrooms, 2 bathrooms, 2 car spaces

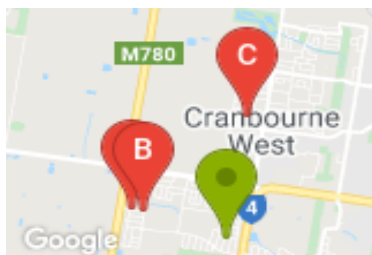
#### Indicative Selling Price

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

Price Range: **\$570,000 to \$620,000**

Provided by: Sartaj Singh, Area Specialist Casey

## MEDIAN SALE PRICE



### CRANBOURNE WEST, VIC, 3977

Suburb Median Sale Price (House)

**\$511,250**

01 April 2019 to 31 March 2020

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.



### 22 MINERVA AVE, CRANBOURNE WEST, VIC

4 bedrooms, 2 bathrooms, 2 car spaces

Sale Price

**\*\*\$610,000**

Sale Date: 03/04/2020

Distance from Property: 1.3km



### 2 MINERVA AVE, CRANBOURNE WEST, VIC

4 bedrooms, 2 bathrooms, 2 car spaces

Sale Price

**\*\*\$620,000**

Sale Date: 03/04/2020

Distance from Property: 1.2km



### 41 ST CLAIR AVE, CRANBOURNE WEST, VIC

3 bedrooms, 2 bathrooms, 2 car spaces

Sale Price

**\*\*\$585,000**

Sale Date: 01/04/2020

Distance from Property: 1.8km



This report has been compiled on 06/04/2020 by Area Specialist Casey. Property Data Solutions Pty Ltd 2020 - [www.pricefinder.com.au](http://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.

### Property offered for

Address  
Including suburb and

22 DUSKY BELLS DRIVE, CRANBOURNE WEST, VIC 3977

### Indicative selling price

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

Price Range:

\$570,000 to \$620,000

### Median sale price

Median price

\$511,250

Property type

House

Suburb

CRANBOURNE

Period

01 April 2019 to 31 March 2020

Source

 pricefinder

### 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

Price

Date of sale

|                                            |             |            |
|--------------------------------------------|-------------|------------|
| 22 MINERVA AVE, CRANBOURNE WEST, VIC 3977  | **\$610,000 | 03/04/2020 |
| 2 MINERVA AVE, CRANBOURNE WEST, VIC 3977   | **\$620,000 | 03/04/2020 |
| 41 ST CLAIR AVE, CRANBOURNE WEST, VIC 3977 | **\$585,000 | 01/04/2020 |

This Statement of Information was prepared

06/04/2020