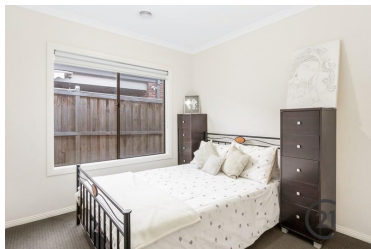


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



22 BLACKLEDGE DRIVE, CRANBOURNE

3 2 2

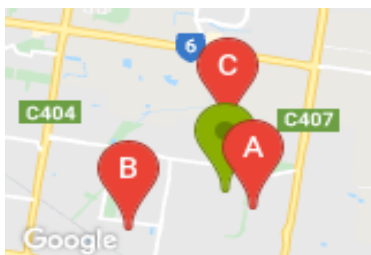
Indicative Selling Price

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

Price Range: \$580,000 to \$620,000

Provided by: Mo Sarwari, Ray White Narre Warren South

MEDIAN SALE PRICE



CRANBOURNE EAST, VIC, 3977

Suburb Median Sale Price (House)

\$572,000

01 January 2020 to 31 December 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.



11 HAFLINGER AVE, CLYDE NORTH, VIC 3978

3 2 2

Sale Price

\$600,000

Sale Date: 05/10/2020

Distance from Property: 430m



13 ARCHERS FIELD DR, CRANBOURNE EAST,

3 2 2

Sale Price

***\$590,000**

Sale Date: 08/01/2021

Distance from Property: 1.4km



61 DONOHUE ST, CRANBOURNE EAST, VIC

3 2 2

Sale Price

***\$620,000**

Sale Date: 29/11/2020

Distance from Property: 935m



This report has been compiled on 13/01/2021 by Ray White Narre Warren South. 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.

Property offered for

Address
Including suburb and

22 BLACKLEDGE DRIVE, CRANBOURNE EAST, VIC 3977

Indicative selling price

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

Price Range:

\$580,000 to \$620,000

Median sale price

Median price

\$572,000

Property type

House

Suburb

CRANBOURNE

Period

01 January 2020 to 31 December 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

11 HAFLINGER AVE, CLYDE NORTH, VIC 3978	\$600,000	05/10/2020
13 ARCHERS FIELD DR, CRANBOURNE EAST, VIC 3977	*\$590,000	08/01/2021
61 DONOHUE ST, CRANBOURNE EAST, VIC 3977	*\$620,000	29/11/2020

This Statement of Information was prepared

13/01/2021