



Real Estate

STATEMENT OF INFORMATION

6 BIRKDALE AVENUE, CRANBOURNE, VIC 3977

PREPARED BY KAPPA PUGALENDRAN, ZED REAL ESTATE, PHONE: 0424 743 812



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 BIRKDALE AVENUE, CRANBOURNE, VIC 5 2 2

Indicative Selling Price

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

Price Range: **\$1,048,888 to \$1,153,776**

Provided by: Kappa Pugalendran, Zed Real Estate

MEDIAN SALE PRICE



CRANBOURNE, VIC, 3977

Suburb Median Sale Price (House)

\$656,750

01 April 2023 to 31 March 2024

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.



8 LOCHGREEN VIEW, CRANBOURNE, VIC 3977 5 2 4

Sale Price

***\$1,150,000**

Sale Date: 18/05/2024

Distance from Property: 409m



42 HUEY CCT, CRANBOURNE, VIC 3977

4 2 2

Sale Price

***\$1,058,850**

Sale Date: 22/05/2024

Distance from Property: 352m



This report has been compiled on 27/05/2024 by Zed Real Estate. Property Data Solutions Pty Ltd 2024 - 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 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

6 BIRKDALE AVENUE, CRANBOURNE, VIC 3977

Indicative selling price

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

Price Range:

\$1,048,888 to \$1,153,776

Median sale price

Median price

\$656,750

Property type

House

Suburb

CRANBOURNE

Period

01 April 2023 to 31 March 2024

Source

 pricfinder

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

8 LOCHGREEN VIEW, CRANBOURNE, VIC 3977	*\$1,150,000	18/05/2024
42 HUEY CCT, CRANBOURNE, VIC 3977	*\$1,058,850	22/05/2024

This Statement of Information was prepared on:

27/05/2024