# Harcourts

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## 34 RAISELL ROAD, CRANBOURNE WEST, 🛱 4 🕒 2 😓 2

Indicative Selling Price

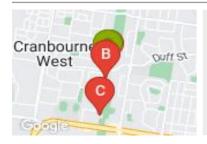
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$600,000 to \$660,000

Provided by: Peter Demos, Harcourts Narre Warren South

#### **MEDIAN SALE PRICE**



## **CRANBOURNE WEST, VIC, 3977**

Suburb Median Sale Price (House)

01 October 2021 to 30 September 2022

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.



**\*\$670,000** Sale Date: 12/08/2022

Distance from Property: 24m

## 16 RAISELL RD, CRANBOURNE WEST, VIC 3977 📇 4 🛛 🗁 2 🚓 8

Sale Price \*\*\$671,000 Sale Date: 10/10/2022

Distance from Property: 140m

**2** 



## 13 BORROWDALE CRT, CRANBOURNE WEST, 🛛 📇 4 🕮 2



Distance from Property: 676m

This report has been compiled on 21/10/2022 by Harcourts Narre Warren South. Property Data Solutions Pty Ltd 2022 - 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

34 RAISELL ROAD, CRANBOURNE WEST, VIC 3977

#### Indicative selling price

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

Price Range:

\$600,000 to \$660,000

#### Median sale price

Median price		Property type	House	Suburb	CRANBOURNE WEST
Period	01 October 2021 to 30 2022	September	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 property	Price	Date of sale
36 RAISELL RD, CRANBOURNE WEST, VIC 3977	*\$670,000	12/08/2022
16 RAISELL RD, CRANBOURNE WEST, VIC 3977	**\$671,000	10/10/2022
13 BORROWDALE CRT, CRANBOURNE WEST, VIC 3977	\$715,000	23/04/2022

This Statement of Information was prepared on: 21/

21/10/2022

