

STATEMENT OF INFORMATION

49 LINDEN TREE WAY, CRANBOURNE NORTH, VIC 3977

PREPARED BY ZED REAL ESTATE, 42 STATION STREET MOORABBIN

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

By registering your details you will be instantly informed of any updates, changes or cancellations for your property inspection. If no one registers for an inspection it may not proceed.

How to register

1. Click on 'Book an Inspection'
2. Choose a day and time from the options displayed
3. Enter your details
4. Select 'Register Inspection Time'

Now we'll keep you updated if anything changes. We look forward to meeting you at the property.

49 LINDEN TREE WAY, CRANBOURNE

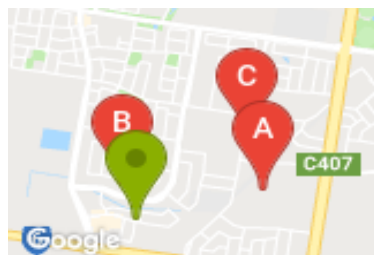
4 2 2

Indicative Selling Price

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

Price Range: **\$500,000 to \$550,000**

MEDIAN SALE PRICE



CRANBOURNE NORTH, VIC, 3977

Suburb Median Sale Price (House)

\$595,000

01 July 2018 to 31 December 2018

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.



12 ELODEA WAY, CRANBOURNE NORTH, VIC

4 2 2

Sale Price

\$555,000

Sale Date: 13/12/2018

Distance from Property: 846m



9 BEECHTREE WAY, CRANBOURNE NORTH,

4 2 2

Sale Price

\$650,000

Sale Date: 05/12/2018

Distance from Property: 264m



110 WHEELERS PARK DR, CRANBOURNE

4 2 2

Sale Price

\$600,000

Sale Date: 21/11/2018

Distance from Property: 923m



This report has been compiled on 23/01/2019 by Zed Real Estate. Property Data Solutions Pty Ltd 2019 - 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

49 LINDEN TREE WAY, CRANBOURNE NORTH, VIC 3977

Indicative selling price

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

Price Range:

\$500,000 to \$550,000

Median sale price

Median price

\$595,000

House

☒

Unit

☐

Suburb

CRANBOURNE
NORTH

Period

01 July 2018 to 31 December 2018

Source


pricfinder

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

12 ELODEA WAY, CRANBOURNE NORTH, VIC 3977	\$555,000	13/12/2018
9 BEECHTREE WAY, CRANBOURNE NORTH, VIC 3977	\$650,000	05/12/2018
110 WHEELERS PARK DR, CRANBOURNE NORTH, VIC 3977	\$600,000	21/11/2018