

-GR8  
EST8  
AGENTS

**STATEMENT OF INFORMATION**

13 EMU BUSH DRIVE, CRANBOURNE WEST, VIC 3977

PREPARED BY LEO ZENELI, GR8 EST8 AGENTS, PHONE: 0434 929 184

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**13 EMU BUSH DRIVE, CRANBOURNE**

3 2 2

Indicative Selling Price

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

Price Range: **\$700,000 to \$769,000**

Provided by: Leo Zeneli, Gr8 Est8 Agents

## MEDIAN SALE PRICE



**CRANBOURNE WEST, VIC, 3977**

Suburb Median Sale Price (House)

**\$670,000**

01 October 2023 to 30 September 2024

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 agents representative considers to be most comparable to the property for sale.



**7 LINDWALL DR, CRANBOURNE WEST, VIC**

3 2 2

Sale Price

**\*\$725,000**

Sale Date: 18/09/2024

Distance from Property: 983m



**31 JUPITER CRES, CRANBOURNE WEST, VIC**

3 2 2

Sale Price

**\$752,000**

Sale Date: 20/05/2024

Distance from Property: 1.2km



**28 CREPE AVE, CRANBOURNE WEST, VIC 3977**

3 2 2

Sale Price

**\*\$775,000**

Sale Date: 21/10/2024

Distance from Property: 166m



This report has been compiled on 24/10/2024 by Gr8 Est8 Agents. Property Data Solutions Pty Ltd 2024 - [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 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](https://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

13 EMU BUSH DRIVE, CRANBOURNE WEST, VIC 3977

### Indicative selling price

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

Price Range: \$700,000 to \$769,000


### Median sale price

Median price: \$670,000

Property type: House

Suburb: CRANBOURNE WEST

Period: 01 October 2023 to 30 September 2024

Source: 

### 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 agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
7 LINDWALL DR, CRANBOURNE WEST, VIC 3977	*\$725,000	18/09/2024
31 JUPITER CRES, CRANBOURNE WEST, VIC 3977	\$752,000	20/05/2024
28 CREPE AVE, CRANBOURNE WEST, VIC 3977	*\$775,000	21/10/2024

This Statement of Information was prepared on: 24/10/2024