





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



36 VIRGINIA STREET, CRANBOURNE, VIC 🕮 3 🕒 2 🚓 1

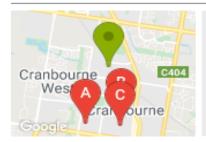
Indicative Selling Price

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

Single Price: \$370,000

Provided by: John Lauretta, Finning First National

MEDIAN SALE PRICE



CRANBOURNE, VIC, 3977

Suburb Median Sale Price (Unit)

\$373,000

01 July 2019 to 30 June 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.



1/7 SARNO CRT, CRANBOURNE, VIC 3977







Sale Price

\$409,000

Sale Date: 03/07/2020

Distance from Property: 1.7km





1/22 DEARING AVE, CRANBOURNE, VIC 3977









Sale Price

\$395,000

Sale Date: 04/05/2020

Distance from Property: 1.4km





1/18 LORNA ST, CRANBOURNE, VIC 3977









Sale Price

\$360,000

Sale Date: 23/04/2020

Distance from Property: 1.7km



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.

	Address		
Including	suburb	and	

36 VIRGINIA STREET, CRANBOURNE, VIC 3977

Indicative selling price

For the n	naanina	of thic	nrica	CAA CANC	umar vic	וו/ווב עסמ	nderquoting
1 01 1110 11	nearing '	ບເພນ	PHICE	See cons	ulliel.vic.	gov.au/u	naciquoting

Single Price:	\$370,000

Median sale price

Median price	\$373,000	Property type	Unit	Suburb	CRANBOURNE
Period	01 July 2019 to 30 June 2020		Source	t	oricefinder

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
1/7 SARNO CRT, CRANBOURNE, VIC 3977	\$409,000	03/07/2020
1/22 DEARING AVE, CRANBOURNE, VIC 3977	\$395,000	04/05/2020
1/18 LORNA ST, CRANBOURNE, VIC 3977	\$360,000	23/04/2020

This Statement of Information was prepared

27/08/2020

