



STATEMENT OF INFORMATION

12 LUCINDA LANE, CRANBOURNE NORTH, VIC

PREPARED BY , UPHILL REAL ESTATE, PHONE: 0426659974

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



12 LUCINDA LANE, CRANBOURNE

 4  2  2

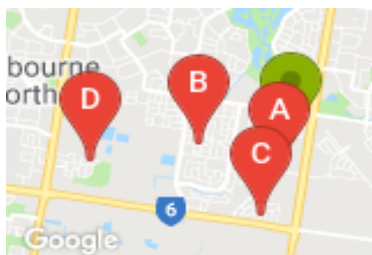
Indicative Selling Price

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

Price Range: \$689,000 to \$729,000

Provided by: Dilshan Wijerathna & Madhawa Hewawasam Directors & Licence Estate

MEDIAN SALE PRICE



CRANBOURNE NORTH, VIC, 3977

Suburb Median Sale Price (House)

\$571,075

01 July 2017 to 30 June 2018

Provided by: 

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.



37 ARBOURLEA BVD, CRANBOURNE NORTH,

 4  2  2

Sale Price

***\$715,000**

Sale Date: 26/06/2018

Distance from Property: 456m



6 BLACKBERRY ALLY, CRANBOURNE NORTH,

 4  2  2

Sale Price

***\$720,000**

Sale Date: 14/06/2018

Distance from Property: 1.2km



14 STONELEIGH RD, CRANBOURNE NORTH,

 4  2  2

Sale Price

\$710,000

Sale Date: 06/03/2018

Distance from Property: 1.1km



This report has been compiled on 08/08/2018 by UpHill Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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13 SPRINGMOUNT ST, CRANBOURNE NORTH,  3  2  2

Sale Price

\$675,000

Sale Date: 03/06/2018

Distance from Property: 2.6km



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

12 LUCINDA LANE, CRANBOURNE NORTH, VIC

Indicative selling price

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

Price Range:

\$689,000 to \$729,000

Median sale price

Median price

\$571,075

House

☒

Unit

☐

Suburb

CRANBOURNE
NORTH

Period

01 July 2017 to 30 June 2018

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

37 ARBOURLEA BVD, CRANBOURNE NORTH, VIC 3977	*\$715,000	26/06/2018
6 BLACKBERRY ALLY, CRANBOURNE NORTH, VIC 3977	*\$720,000	14/06/2018
14 STONELEIGH RD, CRANBOURNE NORTH, VIC 3977	\$710,000	06/03/2018

13 SPRINGMOUNT ST, CRANBOURNE NORTH, VIC 3977	\$675,000	03/06/2018
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