

# **-GR8** **EST8** **A G E N T S**

## **STATEMENT OF INFORMATION**

32 JOHN RUSSELL ROAD, 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



**32 JOHN RUSSELL ROAD, CRANBOURNE**  4  2  2

### Indicative Selling Price

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

Price Range: **\$800,000 to \$880,000**

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.



**4 EROS CRES, CRANBOURNE WEST, VIC 3977**  4  2  2

Sale Price

**\$880,000**

Sale Date: 01/03/2024

Distance from Property: 934m



**6 BEST ST, CRANBOURNE WEST, VIC 3977**  4  2  2

Sale Price

**\*\$830,000**

Sale Date: 09/09/2024

Distance from Property: 885m



**28 PEGASUS RD, CRANBOURNE WEST, VIC**  4  2  2

Sale Price

**\*\$860,000**

Sale Date: 01/10/2024

Distance from Property: 1.2km



This report has been compiled on 07/10/2024 by Gr8 Est8 Agents. Property Data Solutions Pty Ltd 2024 - [www.pricefinder.com.au](https://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

32 JOHN RUSSELL ROAD, 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:

\$800,000 to \$880,000

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
4 EROS CRES, CRANBOURNE WEST, VIC 3977	\$880,000	01/03/2024
6 BEST ST, CRANBOURNE WEST, VIC 3977	*\$830,000	09/09/2024
28 PEGASUS RD, CRANBOURNE WEST, VIC 3977	*\$860,000	01/10/2024

This Statement of Information was prepared on: 07/10/2024