

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

48 HEATHER GROVE, CRANBOURNE EAST, VIC 3977

Indicative selling price

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

Price Range: \$550,000 to \$605,000

Median sale price

Median price

\$573,780

House

X

Unit

Suburb

CRANBOURNE
EAST

Period

01 January 2018 to 31 December
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
8 MOXHAM DR, CLYDE NORTH, VIC 3978	*\$625,000	29/01/2019
9 MAEVE CCT, CLYDE NORTH, VIC 3978	*\$600,000	22/01/2019
40 GLENELG ST, CLYDE NORTH, VIC 3978	**\$502,000	10/01/2019

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



48 HEATHER GROVE, CRANBOURNE

 4  2  2

Indicative Selling Price

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

Price Range: **\$550,000 to \$605,000**

Provided by: Nikki Weston, Zed Real Estate

MEDIAN SALE PRICE



CRANBOURNE EAST, VIC, 3977

Suburb Median Sale Price (House)

\$573,780

01 January 2018 to 31 December 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.



8 MOXHAM DR, CLYDE NORTH, VIC 3978

 4  2  2

Sale Price

***\$625,000**

Sale Date: 29/01/2019

Distance from Property: 945m



9 MAEVE CCT, CLYDE NORTH, VIC 3978

 4  2  2

Sale Price

***\$600,000**

Sale Date: 22/01/2019

Distance from Property: 1.2km



40 GLENELG ST, CLYDE NORTH, VIC 3978

 4  2  2

Sale Price

****\$502,000**

Sale Date: 10/01/2019

Distance from Property: 1.7km



This report has been compiled on 04/02/2019 by Zed Real Estate. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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