Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 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
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Including s	Address uburb and postcode	15 LORN	IA ST	REET, CRANB	OURNE, VI	C 3977	,			
Indicative sell	ling price									
For the meaning	of this price	see consu	mer.vio	c.gov.au/underqu	oting					
Si	ngle price			or range b	etween \$58	0,000		&	\$630,000	
Median sale p	orice									
Median price	\$652,500			Property type	HOUSE		Suburb	CRANBOU	JRNE	
Period - From	01 October	2023	to	31st March 2024	Source			nricefi	inder	

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Address of comparable property	Price	Date of sale
45 TAYLOR ST, CRANBOURNE, VIC 3977	\$600,000	28/02/2024
32 CRANBOURNE DR, CRANBOURNE, VIC 3977	\$608,888	06/02/2024

	This Statement of Information was prepared on:	15/05/2024
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