



Real Estate

## STATEMENT OF INFORMATION

69 AVONBURY CIRCUIT, CRANBOURNE WEST, VIC 3977

PREPARED BY HERO THILAKARATNE, ZED REAL ESTATE, PHONE: 0423 254 756



Real Estate

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**69 AVONBURY CIRCUIT, CRANBOURNE**

3 2 2

**Indicative Selling Price**

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

**Price Range: \$750,000 to \$825,000**

Provided by: Hero Thilakaratne, Zed Real Estate

## MEDIAN SALE PRICE



**CRANBOURNE WEST, VIC, 3977**

**Suburb Median Sale Price (House)**

**\$700,000**

01 January 2025 to 31 March 2025

Provided by: pricefinder

## COMPARABLE PROPERTIES

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



**5 QUEENSBERRY ST, CRANBOURNE WEST, VIC**

3 2 2

**Sale Price**

**\*\$692,000**

Sale Date: 15/05/2025

Distance from Property: 230m



**77 QUARTERS BVD, CRANBOURNE WEST, VIC**

3 2 1

**Sale Price**

**\$700,000**

Sale Date: 26/03/2025

Distance from Property: 182m



This report has been compiled on 28/05/2025 by Zed Real Estate. Property Data Solutions Pty Ltd 2025 - [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

69 AVONBURY CIRCUIT, 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:

\$750,000 to \$825,000

### Median sale price

Median price

\$700,000

Property type

House

Suburb

CRANBOURNE  
WEST

Period

01 January 2025 to 31 March 2025

Source

  
pricefinder

### Comparable property sales

The estate agent or agents 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

5 QUEENSBERRY ST, CRANBOURNE WEST, VIC 3977	*\$692,000	15/05/2025
77 QUARTERS BVD, CRANBOURNE WEST, VIC 3977	\$700,000	26/03/2025

This Statement of Information was prepared on:

28/05/2025