

STATEMENT OF INFORMATION

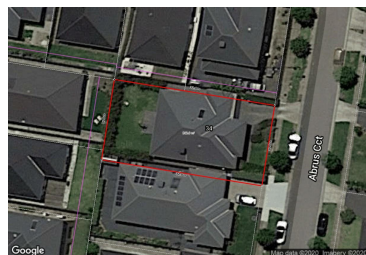
34 ABRUS CIRCUIT, CRANBOURNE NORTH, VIC 3977

PREPARED BY GOLDBANK REAL ESTATE - CRANBOURNE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



34 ABRUS CIRCUIT, CRANBOURNE

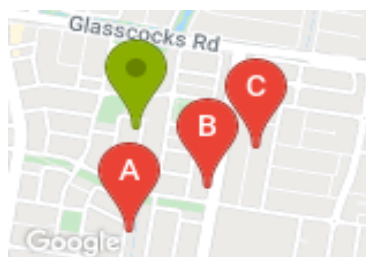
 4  2  2

Indicative Selling Price

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

Price Range: **590,000 to \$640,000**

MEDIAN SALE PRICE



CRANBOURNE NORTH, VIC, 3977

Suburb Median Sale Price (House)

\$561,000

01 April 2019 to 31 March 2020

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 agent's representative considers to be most comparable to the property for sale.



18 CHARLOCK DR, CRANBOURNE NORTH, VIC

 4  2  2

Sale Price

\$625,000

Sale Date: 18/01/2020

Distance from Property: 363m



142 MOUNTAINVIEW BVD, CRANBOURNE

 4  2  2

Sale Price

\$630,000

Sale Date: 11/11/2019

Distance from Property: 310m



30 SHANAHANS DR, CRANBOURNE NORTH,

 4  2  2

Sale Price

\$650,000

Sale Date: 10/11/2019

Distance from Property: 395m



This report has been compiled on 17/04/2020 by Goldbank Real Estate - Cranbourne. Property Data Solutions Pty Ltd 2020 - 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 before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

34 ABRUS CIRCUIT, CRANBOURNE NORTH, VIC 3977

Indicative selling price

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

Price Range: 590,000 to \$640,000


Median sale price

Median price: \$561,000

Property type: House

Suburb: CRANBOURNE NORTH

Period: 01 April 2019 to 31 March 2020

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 agent's representative considers to be most comparable to the property for sale.

| Address of comparable property | Price | Date of sale |
|--|-----------|--------------|
| 18 CHARLOCK DR, CRANBOURNE NORTH, VIC 3977 | \$625,000 | 18/01/2020 |
| 142 MOUNTAINVIEW BVD, CRANBOURNE NORTH, VIC 3977 | \$630,000 | 11/11/2019 |
| 30 SHANAHANS DR, CRANBOURNE NORTH, VIC 3977 | \$650,000 | 10/11/2019 |

This Statement of Information was prepared on: 17/04/2020