

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



35 PEPPER STREET, CRANBOURNE



Indicative Selling Price

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

Single Price: **\$695,000**

Provided by: Charles Te, Hodges Cranbourne

MEDIAN SALE PRICE



CRANBOURNE EAST, VIC, 3977

Suburb Median Sale Price (House)

\$565,000

01 April 2020 to 30 June 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.



68 SCOTSDALE DR, CRANBOURNE EAST, VIC



Sale Price

\$760,000

Sale Date: 06/04/2020

Distance from Property: 1.7km



10 PHOENIX AVE, CRANBOURNE, VIC 3977



Sale Price

\$710,000

Sale Date: 21/03/2020

Distance from Property: 499m



2 BANDIT GR, CRANBOURNE EAST, VIC 3977



Sale Price

\$705,000

Sale Date: 11/05/2020

Distance from Property: 2km



This report has been compiled on 30/08/2020 by Hodges 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

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.

Property offered for

Address
Including suburb and

35 PEPPER STREET, CRANBOURNE EAST, VIC 3977

Indicative selling price

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

Single Price: \$695,000

Median sale price

Median price \$565,000

Property type

Vacant Land

Suburb

CRANBOURNE

Period 01 April 2020 to 30 June 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

Price

Date of sale

68 SCOTSDALE DR, CRANBOURNE EAST, VIC 3977	\$760,000	06/04/2020
10 PHOENIX AVE, CRANBOURNE, VIC 3977	\$710,000	21/03/2020
2 BANDIT GR, CRANBOURNE EAST, VIC 3977	\$705,000	11/05/2020

This Statement of Information was prepared

30/08/2020