

STATEMENT OF INFORMATION

18 STIRLING AVENUE, CRANBOURNE NORTH, VIC

PREPARED BY MANNY SINGH, FREEDOM PROPERTY, PHONE: 0423 277 447



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



18 STIRLING AVENUE, CRANBOURNE

3 2 2

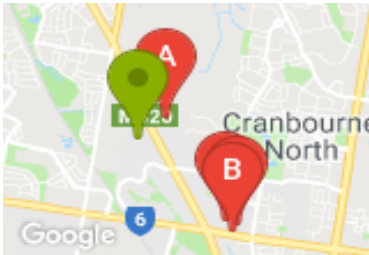
Indicative Selling Price

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

Price Range: **540,000 to 560,000**

Provided by: Manny Singh, Freedom Property

MEDIAN SALE PRICE



CRANBOURNE NORTH, VIC, 3977

Suburb Median Sale Price (House)

\$572,000

01 July 2017 to 30 June 2018

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.



4 FILBERT CRT, CRANBOURNE NORTH, VIC

3 2 2

Sale Price

***\$560,000**

Sale Date: 30/06/2018

Distance from Property: 464m



22 PLAISTOW CRT, CRANBOURNE NORTH, VIC

3 2 2

Sale Price

***\$539,000**

Sale Date: 21/05/2018

Distance from Property: 1.8km



5 WOODBINE RD, CRANBOURNE NORTH, VIC

3 2 6

Sale Price

****\$565,011**

Sale Date: 29/03/2018

Distance from Property: 1.6km



This report has been compiled on 15/08/2018 by Freedom Property. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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9 LOWTHER CRT, CRANBOURNE NORTH, VIC



Sale Price

\$535,000

Sale Date: 07/12/2017

Distance from Property: 1.8km



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

18 STIRLING AVENUE, CRANBOURNE NORTH, VIC

Indicative selling price

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

Price Range: 540,000 to 560,000

Median sale price

Median price \$572,000

House

Unit

Suburb CRANBOURNE NORTH

Period 01 July 2017 to 30 June 2018

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
4 FILBERT CRT, CRANBOURNE NORTH, VIC 3977	*\$560,000	30/06/2018
22 PLAISTOW CRT, CRANBOURNE NORTH, VIC 3977	*\$539,000	21/05/2018
5 WOODBINE RD, CRANBOURNE NORTH, VIC 3977	**\$565,011	29/03/2018

9 LOWTHER CRT, CRANBOURNE NORTH, VIC 3977	\$535,000	07/12/2017
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