

STATEMENT OF INFORMATION

43 HIKARI CRESCENT, CRANBOURNE SOUTH, VIC 3977

PREPARED BY JASON STIRLING, AGENTS' AGENCY NETWORK PARTNERS



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



43 HIKARI CRESCENT, CRANBOURNE

3 2 1

Indicative Selling Price

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

Price Range: **\$569,000 to \$625,000**

Provided by: Jason Stirling, Agents' Agency Network Partners

MEDIAN SALE PRICE



CRANBOURNE SOUTH, VIC, 3977

Suburb Median Sale Price (Vacant Land)

\$266,896

01 October 2022 to 30 September 2023

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.



11 BONFIRE WAY, CRANBOURNE SOUTH, VIC

3 2 1

Sale Price

\$612,000

Sale Date: 23/09/2023

Distance from Property: 150m



48 LIMANDUS CRES, CRANBOURNE SOUTH,

3 2 1

Sale Price

\$612,000

Sale Date: 15/05/2023

Distance from Property: 918m



96 HAYTON PARK BVD, CRANBOURNE WEST,

3 2 2

Sale Price

***\$598,000**

Sale Date: 22/09/2023

Distance from Property: 2.6km



This report has been compiled on 08/12/2023 by Agents' Agency Network Partners. Property Data Solutions Pty Ltd 2023 - 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

43 HIKARI CRESCENT, CRANBOURNE SOUTH, VIC 3977

Indicative selling price

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

Price Range: \$569,000 to \$625,000


Median sale price

Median price: \$266,896

Property type: House

Suburb: CRANBOURNE SOUTH

Period: 01 October 2022 to 30 September 2023

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
11 BONFIRE WAY, CRANBOURNE SOUTH, VIC 3977	\$612,000	23/09/2023
48 LIMANDUS CRES, CRANBOURNE SOUTH, VIC 3977	\$612,000	15/05/2023
96 HAYTON PARK BVD, CRANBOURNE WEST, VIC 3977	*\$598,000	22/09/2023

This Statement of Information was prepared on: 08/12/2023