

STATEMENT OF INFORMATION

48 ELMSLIE DRIVE, CRANBOURNE EAST, VIC 3977

PREPARED BY SHINE PROPERTY GROUP PTY LTD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



48 ELMSLIE DRIVE, CRANBOURNE

4 2 2

Indicative Selling Price

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

Price Range: **\$700,000 to \$770,000**

MEDIAN SALE PRICE



CRANBOURNE EAST, VIC, 3977

Suburb Median Sale Price (House)

\$710,000

01 July 2023 to 31 December 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.



77 TANGEMERE WAY, CRANBOURNE EAST,

4 2 3

Sale Price

***\$770,000**

Sale Date: 29/02/2024

Distance from Property: 2.5km



35 LEAFY CCT, CRANBOURNE EAST, VIC

4 2 2

Sale Price

***\$757,000**

Sale Date: 16/03/2024

Distance from Property: 2.9km



56 ARDENT CRES, CRANBOURNE EAST,

4 2 2

Sale Price

***\$735,000**

Sale Date: 18/03/2024

Distance from Property: 637m



This report has been compiled on 26/03/2024 by shine property group pty ltd. Property Data Solutions Pty Ltd 2024 - 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.

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

Address
Including suburb and
postcode

48 ELMSLIE DRIVE, CRANBOURNE EAST, VIC 3977

Indicative selling price

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

Price Range:

\$700,000 to \$770,000

Median sale price

Median price

\$710,000

Property type

House

Suburb

CRANBOURNE
EAST

Period

01 July 2023 to 31 December 2023

Source

pricfinder

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

77 TANGEMERE WAY, CRANBOURNE EAST, VIC 3977	*\$770,000	29/02/2024
35 LEAFY CCT, CRANBOURNE EAST, VIC 3977	*\$757,000	16/03/2024
56 ARDENT CRES, CRANBOURNE EAST, VIC 3977	*\$735,000	18/03/2024

This Statement of Information was prepared on:

26/03/2024