

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







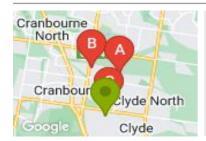
Indicative Selling Price

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,







Sale Price

*\$770,000

Sale Date: 29/02/2024

Distance from Property: 2.5km





35 LEAFY CCT, CRANBOURNE EAST, VIC







Sale Price

*\$757,000

Sale Date: 16/03/2024

Distance from Property: 2.9km





56 ARDENT CRES, CRANBOURNE EAST,







Sale Price

*\$735,000

Sale Date: 18/03/2024

Distance from Property: 637m



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/underguoting

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 | pricefinder | |

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

