



# STATEMENT OF INFORMATION

53 ST CLAIR AVENUE, CRANBOURNE WEST, VIC 3977

PREPARED BY JACOB KOSTER, ALEX SCOTT LAND, PHONE: 0478 539 343

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**53 ST CLAIR AVENUE, CRANBOURNE**

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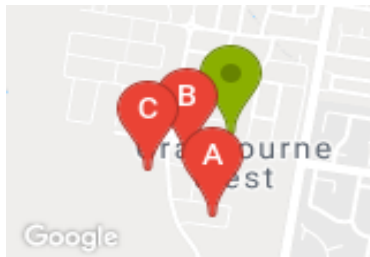
Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$380,000**

Provided by: Jacob Koster, Alex Scott Land

## MEDIAN SALE PRICE




**CRANBOURNE WEST, VIC, 3977**

Suburb Median Sale Price (House)

**\$542,000**

01 October 2017 to 30 September 2018

Provided by: 

## 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 REMUS CCT, CRANBOURNE WEST, VIC 3977**

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Sale Price

**\$410,000**

Sale Date: 18/08/2018

Distance from Property: 305m



**36 ROMULUS CRES, CRANBOURNE WEST, VIC**

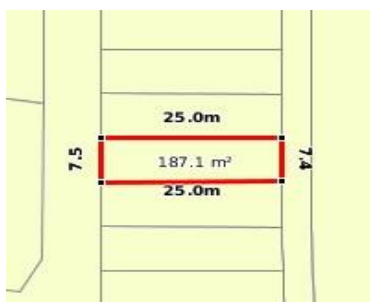
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Sale Price

**\$320,000**

Sale Date: 02/08/2018

Distance from Property: 168m



**33 FAOLAN WAY, CRANBOURNE WEST, VIC**

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Sale Price

**\$240,452**

Sale Date: 30/05/2018

Distance from Property: 306m



This report has been compiled on 13/11/2018 by Alex Scott Land. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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](http://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

53 ST CLAIR AVENUE, CRANBOURNE WEST, VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$380,000

### Median sale price

Median price

\$542,000

House

Unit

Suburb

CRANBOURNE  
WEST

Period

01 October 2017 to 30 September  
2018

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 property

#### Price

#### Date of sale

Address of comparable property	Price	Date of sale
11 REMUS CCT, CRANBOURNE WEST, VIC 3977	\$410,000	18/08/2018
36 ROMULUS CRES, CRANBOURNE WEST, VIC 3977	\$320,000	02/08/2018
33 FAOLAN WAY, CRANBOURNE WEST, VIC 3977	\$240,452	30/05/2018