

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**116 ELMSLIE DRIVE, CRANBOURNE EAST,** 3 2 1

### Indicative Selling Price

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

Price Range: **\$470,000 to \$517,000**

Provided by: Ian Williams, Ian Reid Vendor Advocates

## MEDIAN SALE PRICE



**CRANBOURNE EAST, VIC, 3977**

Suburb Median Sale Price (House)

**\$565,000**

01 January 2019 to 31 March 2019

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.



**64 ELMSLIE DR, CRANBOURNE EAST, VIC 3977** 3 2 2

Sale Price

**\*\$525,000**

Sale Date: 05/04/2019

Distance from Property: 423m



**149 LINEHAM DR, CRANBOURNE EAST, VIC** 3 2 1

Sale Price

**\*\$450,000**

Sale Date: 27/03/2019

Distance from Property: 975m



**13 ARCHERS FIELD DR, CRANBOURNE EAST,** 3 2 2

Sale Price

**\$516,500**

Sale Date: 26/02/2019

Distance from Property: 1.2km



This report has been compiled on 22/05/2019 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2019 - [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

116 ELMSLIE DRIVE, CRANBOURNE EAST, VIC 3977

### Indicative selling price

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

Price Range: \$470,000 to \$517,000

### Median sale price

Median price

\$565,000

House

Unit

Suburb

CRANBOURNE  
EAST

Period

01 January 2019 to 31 March 2019

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
64 ELMSLIE DR, CRANBOURNE EAST, VIC 3977	*\$525,000	05/04/2019
149 LINEHAM DR, CRANBOURNE EAST, VIC 3977	*\$450,000	27/03/2019
13 ARCHERS FIELD DR, CRANBOURNE EAST, VIC 3977	\$516,500	26/02/2019