

AREA SPECIALIST

STATEMENT OF INFORMATION

16 HINDMARSH COURT, CRANBOURNE NORTH, VIC 3977

PREPARED BY OCTAVIAN GHEORGHIU, AREA SPECIALIST, PHONE: 0412413750

AREA SPECIALIST

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



16 HINDMARSH COURT, CRANBOURNE

4 2 2

Indicative Selling Price

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

Price Range: \$775,000 to \$825,000

Provided by: Octavian Gheorghiu, Area Specialist

MEDIAN SALE PRICE



CRANBOURNE NORTH, VIC, 3977

Suburb Median Sale Price (House)

\$707,000

01 April 2023 to 31 March 2024

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.



13 BIANCO CRT, CRANBOURNE NORTH, VIC

5 2 2

Sale Price

***\$767,500**

Sale Date: 22/01/2024

Distance from Property: 483m



9 THOMPSONS RD, CRANBOURNE NORTH,

4 1 2

Sale Price

***\$700,000**

Sale Date: 14/03/2024

Distance from Property: 774m



7 YEW CRT, CRANBOURNE NORTH, VIC 3977

4 2 4

Sale Price

\$707,000

Sale Date: 19/12/2023

Distance from Property: 682m



This report has been compiled on 04/04/2024 by Area Specialist. 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 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

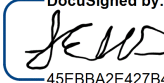
Address
Including suburb and
postcode

16 HINDMARSH COURT, CRANBOURNE NORTH, VIC 3977

Indicative selling price

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

Price Range: \$775,000 to \$825,000

DocuSigned by:

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Median sale price

Median price \$707,000

Property type House

Suburb CRANBOURNE NORTH

Period 01 April 2023 to 31 March 2024

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

Address of comparable property	Price	Date of sale
13 BIANCO CRT, CRANBOURNE NORTH, VIC 3977	*\$767,500	22/01/2024
9 THOMPSONS RD, CRANBOURNE NORTH, VIC 3977	*\$700,000	14/03/2024
7 YEW CRT, CRANBOURNE NORTH, VIC 3977	\$707,000	19/12/2023

This Statement of Information was prepared on:

04/04/2024