

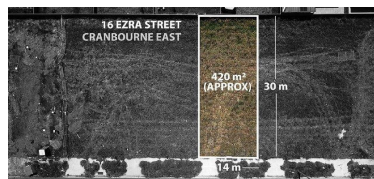
STATEMENT OF INFORMATION

16 EZRA STREET, CRANBOURNE EAST, VIC 3977

PREPARED BY MARIE LEONG , WISE GROUP, PHONE: 0450 105 165

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



16 EZRA STREET, CRANBOURNE EAST,  -  -  -

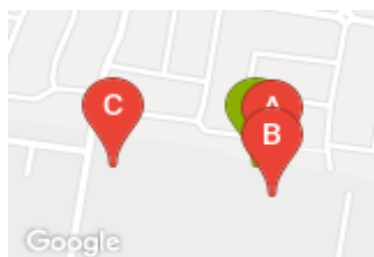
Indicative Selling Price

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

Single Price: **\$320,000 - \$340,000**

Provided by: Marie Leong, Wise Group

MEDIAN SALE PRICE



CRANBOURNE EAST, VIC, 3977

Suburb Median Sale Price (Vacant Land)

\$350,000

01 January 2018 to 31 December 2018

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.



12 EZRA ST, CRANBOURNE EAST, VIC 3977  -  -  -

Sale Price

****\$320,000**

Sale Date: 29/10/2018

Distance from Property: 27m



11 EZRA ST, CRANBOURNE EAST, VIC 3977  3  2  2

Sale Price

\$315,000

Sale Date: 19/11/2018

Distance from Property: 58m



45 EZRA ST, CRANBOURNE EAST, VIC 3977  -  -  -

Sale Price

\$320,000

Sale Date: 16/10/2018

Distance from Property: 230m



This report has been compiled on 14/02/2019 by Wise Group. Property Data Solutions Pty Ltd 2019 - 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 EZRA STREET, CRANBOURNE EAST, VIC 3977


Indicative selling price

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

Single Price: \$320,000 - \$340,000

Median sale price

Median price \$350,000 House Unit Suburb CRANBOURNE EAST

Period 01 January 2018 to 31 December 2018 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 |
|---------------------------------------|-------------|--------------|
| 12 EZRA ST, CRANBOURNE EAST, VIC 3977 | **\$320,000 | 29/10/2018 |
| 11 EZRA ST, CRANBOURNE EAST, VIC 3977 | \$315,000 | 19/11/2018 |
| 45 EZRA ST, CRANBOURNE EAST, VIC 3977 | \$320,000 | 16/10/2018 |