

# STATEMENT OF INFORMATION

200 SMITHS LANE, CRANBOURNE SOUTH, VIC 3977

PREPARED BY KAREN DAY, US REAL ESTATE, PHONE: 0490 242 303



# STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**200 SMITHS LANE, CRANBOURNE SOUTH,**  5  2  4

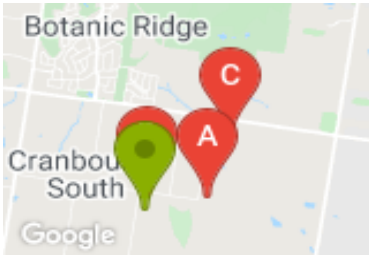
## Indicative Selling Price

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

**Price Range: \$1,600,000 to \$1,760,000**

Provided by: Karen Day, Us Real Estate

## MEDIAN SALE PRICE



**CRANBOURNE SOUTH, VIC, 3977**

Suburb Median Sale Price (House)

**\$1,125,000**

01 January 2021 to 31 December 2021

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.



**20 KELLY RD, CRANBOURNE SOUTH, VIC 3977**  4  4  4

Sale Price

**\$1,610,000**

Sale Date: 21/04/2021

Distance from Property: 817m 



**30 SCOTT RD, CRANBOURNE SOUTH, VIC 3977**  3  2  2

Sale Price

**\$1,716,000**

Sale Date: 27/10/2021

Distance from Property: 203m 



**3 FIONA DR, CRANBOURNE SOUTH, VIC 3977**  3  2  8

Sale Price

**\$1,680,000**

Sale Date: 05/10/2021

Distance from Property: 1.5km 

This report has been compiled on 23/01/2022 by Us Real Estate. Property Data Solutions Pty Ltd 2022 - [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

200 SMITHS LANE, CRANBOURNE SOUTH, 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:

\$1,600,000 to \$1,760,000

### Median sale price

Median price

\$1,125,000

Property type

House

Suburb

CRANBOURNE  
SOUTH

Period

01 January 2021 to 31 December  
2021

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

20 KELLY RD, CRANBOURNE SOUTH, VIC 3977	\$1,610,000	21/04/2021
30 SCOTT RD, CRANBOURNE SOUTH, VIC 3977	\$1,716,000	27/10/2021
3 FIONA DR, CRANBOURNE SOUTH, VIC 3977	\$1,680,000	05/10/2021

This Statement of Information was prepared on:

23/01/2022