

# STATEMENT OF INFORMATION

11 STARK CIRCUIT, CRANBOURNE EAST, VIC 3977  
PREPARED BY ATREALTY - NANDANA PEIRIS



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



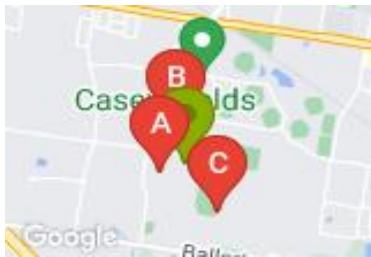
**11 STARK CIRCUIT, CRANBOURNE EAST,** 4 2 2

### Indicative Selling Price

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

Price Range: **\$680,000 to \$730,000**

## MEDIAN SALE PRICE



**CRANBOURNE EAST, VIC, 3977**

Suburb Median Sale Price (House)

**\$707,070**

01 October 2022 to 30 September 2023

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.



**8 STARLING ST, CRANBOURNE EAST, VIC 3977** 4 2 2

Sale Price

**\$735,000**

Sale Date: 24/08/2023

Distance from Property: 174m



**7 CORTULA RD, CRANBOURNE EAST, VIC 3977** 3 2 2

Sale Price

**\$715,000**

Sale Date: 30/10/2023

Distance from Property: 265m



**15 CRITERION WAY, CRANBOURNE EAST, VIC** 4 2 2

Sale Price

**\$749,999**

Sale Date: 13/09/2023

Distance from Property: 413m



This report has been compiled on 08/12/2023 by Real Alliance - @realty - Nandana Peiris. Property Data Solutions Pty Ltd 2023 - [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](https://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

11 STARK CIRCUIT, CRANBOURNE EAST, VIC 3977

### Indicative selling price

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

Price Range: \$680,000 to \$730,000


### Median sale price

Median price: \$707,070

Property type: House

Suburb: CRANBOURNE EAST

Period: 01 October 2022 to 30 September 2023

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
8 STARLING ST, CRANBOURNE EAST, VIC 3977	\$735,000	24/08/2023
7 CORTULA RD, CRANBOURNE EAST, VIC 3977	\$715,000	30/10/2023
15 CRITERION WAY, CRANBOURNE EAST, VIC 3977	\$749,999	13/09/2023

This Statement of Information was prepared on: 08/12/2023