Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act*

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

Property offered for sale

Address Including suburb and postcode	IRONWOOD AVENUE, CRANBOURNE NORTH, VIC 3977

Indicative selling price

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

Price Range:	$599,000 to $658,000

Median sale price

Median price	$715,000	Property type	House	Suburb	CRANBOURNE NORTH
Period	01 July 2023 to 30 June 2024	Source	pricefinder		

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Address of comparable property	Price	Date of sale
10 CHANTENAY PDE, CRANBOURNE NORTH, VIC 3977	$662,000	02/04/2024
12 AGATHIS ALLY, CRANBOURNE NORTH, VIC 3977	$650,000	25/05/2024

This Statement of Information was prepared on: 28/07/2024