

A yellow bicycle with a wicker basket of pink flowers parked in front of a white picket fence. The bicycle has a brown saddle and a rear rack. The basket is filled with pink flowers and greenery. The fence is white with decorative posts. The background is slightly blurred, showing a building and trees.

RayWhite.

**Statement
of
information**

40 HUON PARK ROAD, CRANBOURNE NORTH, VIC 3977
PREPARED BY DAVIS PHAM, RAY WHITE CLAYTON, PHONE: +61 432 022 686

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



40 HUON PARK ROAD, CRANBOURNE

- 2 2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$630,000 to \$690,000**

Provided by: Davis Pham, Ray White Clayton

MEDIAN SALE PRICE



CRANBOURNE NORTH, VIC, 3977

Suburb Median Sale Price (House)

\$720,000

01 January 2024 to 30 June 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.



113 ENDEAVOUR DR, CRANBOURNE NORTH,

4 2 2

Sale Price

\$690,000

Sale Date: 02/07/2024

Distance from Property: 1.2km



12 GLENLEIGH CRT, CRANBOURNE NORTH,

4 2 1

Sale Price

***\$687,000**

Sale Date: 27/08/2024

Distance from Property: 966m



12 TERRENCE DR, CRANBOURNE NORTH, VIC

4 1 -

Sale Price

\$655,000

Sale Date: 26/03/2024

Distance from Property: 1.1km



This report has been compiled on 05/09/2024 by Ray White Clayton. 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

40 HUON PARK ROAD, CRANBOURNE NORTH, VIC 3977

Indicative selling price

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

Price Range: \$630,000 to \$690,000


Median sale price

Median price: \$720,000

Property type: House

Suburb: CRANBOURNE NORTH

Period: 01 January 2024 to 30 June 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
113 ENDEAVOUR DR, CRANBOURNE NORTH, VIC 3977	\$690,000	02/07/2024
12 GLENLEIGH CRT, CRANBOURNE NORTH, VIC 3977	*\$687,000	27/08/2024
12 TERRENCE DR, CRANBOURNE NORTH, VIC 3977	\$655,000	26/03/2024

This Statement of Information was prepared on: 05/09/2024