

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8/15-17 LYALL STREET CRANBOURNE VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$430,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$454,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 Jun 2021

to

31 May 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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

1/24 WILLIAM STREET CRANBOURNE VIC 3977	\$470,000	24-May-22
2/11 ALEXANDER STREET CRANBOURNE VIC 3977	\$455,000	15-Mar-22
5/38 STAWELL STREET CRANBOURNE VIC 3977	\$428,000	26-May-22

OR

B* 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 6 months.

This Statement of Information was prepared on: 28 June 2022


**1/24 WILLIAM STREET
CRANBOURNE VIC 3977**
 2  1  1

Sold Price

^{RS} **\$470,000** Sold Date **24-May-22**

Distance **0.82km**

**2/11 ALEXANDER STREET
CRANBOURNE VIC 3977**
 2  1  1

Sold Price

^{RS} **\$455,000** Sold Date **15-Mar-22**

Distance **0.88km**

**5/38 STAWELL STREET
CRANBOURNE VIC 3977**
 2  1  1

Sold Price

^{RS} **\$428,000** ^{UN} Sold Date **26-May-22**

Distance **0.22km**
RS = Recent sale

UN = Undisclosed Sale

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