

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

1/41 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

\$445,000

&

\$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 Mar 2023

to

29 Feb 2024

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

1/18 STAWELL STREET CRANBOURNE VIC 3977	\$430,000	20-Jan-24
3/22 WALTER STREET CRANBOURNE VIC 3977	\$465,000	27-Dec-23

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: 14 March 2024



**1/18 STAWELL STREET
CRANBOURNE VIC 3977**

2 1 1

Sold Price ^{RS} **\$430,000** Sold Date **20-Jan-24**

Distance **0.32km**



**3/22 WALTER STREET
CRANBOURNE VIC 3977**

2 1 1

Sold Price **\$465,000** Sold Date **27-Dec-23**

Distance **1.11km**

RS = Recent sale

UN = Undisclosed Sale

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