

## 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

16 LAWLESS DRIVE CRANBOURNE NORTH VIC 3977

### Indicative selling price

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

Single Price

or range  
between

\$790,000

&

\$869,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Cranbourne North

Period-from

01 May 2023

to

30 Apr 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

6 WAVERLEY PARK DRIVE CRANBOURNE NORTH VIC 3977	\$805,000	19-Mar-24
49 VON NIDA DRIVE CRANBOURNE NORTH VIC 3977	\$840,000	22-Mar-24
9 LANCASHIRE DRIVE CRANBOURNE NORTH VIC 3977	\$860,000	05-Mar-24

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 May 2024



**6 WAVERLEY PARK DRIVE  
CRANBOURNE NORTH VIC 3977**

4 2 2

Sold Price

<sup>RS</sup> **\$805,000**

Sold Date

**19-Mar-24**

Distance

**0.59km**



**49 VON NIDA DRIVE  
CRANBOURNE NORTH VIC 3977**

4 2 2

Sold Price

<sup>RS</sup> **\$840,000**

Sold Date

**22-Mar-24**

Distance

**1.46km**



**9 LANCASHIRE DRIVE  
CRANBOURNE NORTH VIC 3977**

4 2 2

Sold Price

**\$860,000**

Sold Date

**05-Mar-24**

Distance

**1.62km**

RS = Recent sale

UN = Undisclosed Sale

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