

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

223a Smiths Lane, Cranbourne South Vic 3977

Indicative selling price

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

Range between

\$2,750,000

&

\$2,995,000

Median sale price

Median price

\$736,000

Property Type

House

Suburb

Cranbourne South

Period - From

05/04/2023

to

04/04/2024

Source

REIV

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 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
1		
2		
3		

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 six months.~~

This Statement of Information was prepared on:

05/04/2024 16:41

Darren Eichenberger

9775 7500

0419 874279

darrene@mcgrath.com.au

Indicative Selling Price

\$2,750,000 - \$2,995,000

Median House Price

05/04/2023 - 04/04/2024: \$736,000



Property Type: Hobby Farm < 20 ha

Land Size: 10060 sqm approx

Agent Comments

Comparable Properties

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.

Account - McGrath Langwarrin | P: 03 9775 7500 | F: 03 9775 7009



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