

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

3/15 LECKY 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 Apr 2023

to

31 Mar 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

6/28-30 CHILDERS STREET CRANBOURNE VIC 3977	\$520,000	23-Mar-24
1/1 CAROL AVENUE CRANBOURNE VIC 3977	\$500,000	18-Jan-24
11/41-45 VALENCIA CIRCUIT CRANBOURNE VIC 3977	\$490,000	25-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: 24 April 2024



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**6/28-30 CHILDERS STREET
CRANBOURNE VIC 3977**

2 1 1

Sold Price **\$520,000** Sold Date **23-Mar-24**

Distance **0.74km**



**1/1 CAROL AVENUE CRANBOURNE
VIC 3977**

3 1 1

Sold Price **\$500,000** Sold Date **18-Jan-24**

Distance **1.06km**



**11/41-45 VALENCIA CIRCUIT
CRANBOURNE VIC 3977**

2 1 1

Sold Price ^{RS} **\$490,000** Sold Date **25-Mar-24**

Distance **1.67km**

RS = Recent sale

UN = Undisclosed Sale

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