

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

9 LUCINDA LANE CRANBOURNE NORTH 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

\$830,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Cranbourne North

Period-from

01 Jun 2023

to

31 May 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

5 OTTELIA STREET CRANBOURNE NORTH VIC 3977	\$921,000	20-Apr-24
35 HARTLAND DRIVE CRANBOURNE NORTH VIC 3977	\$823,000	02-Apr-24
38 CHARLBURY CRESCENT CRANBOURNE NORTH VIC 3977	\$830,000	05-Jun-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: 13 June 2024



5 OTTELIA STREET CRANBOURNE NORTH VIC 3977

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Sold Price

^{RS} **\$921,000**

Sold Date **20-Apr-24**

Distance **0.52km**



35 HARTLAND DRIVE CRANBOURNE NORTH VIC 3977

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Sold Price

\$823,000

Sold Date **02-Apr-24**

Distance **0.46km**



38 CHARLBURY CRESCENT CRANBOURNE NORTH VIC 3977

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Sold Price

^{RS} **\$830,000**

Sold Date **05-Jun-24**

Distance **1.31km**

RS = Recent sale **UN** = Undisclosed Sale

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