

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

12 Lachlan Close 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

\$640,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$621,250

Property type

House

Suburb

Cranbourne North

Period-from

01 Nov 2020

to

31 Oct 2021

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

14 Terrence Drive Cranbourne North VIC 3977	\$710,000	25-Jun-21
4 Stone Court Cranbourne North VIC 3977	\$678,000	27-Jun-21
104 Waverley Park Drive Cranbourne North VIC 3977	\$670,000	28-Apr-21

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: 20 November 2021



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14 Terrence Drive Cranbourne North VIC 3977

4 2 2

Sold Price

\$710,000

Sold Date

25-Jun-21

Distance

0.25km



4 Stone Court Cranbourne North VIC 3977

3 2 2

Sold Price

\$678,000

Sold Date

27-Jun-21

Distance

0.53km



104 Waverley Park Drive Cranbourne North VIC 3977

4 2 1

Sold Price

\$670,000

Sold Date

28-Apr-21

Distance

0.54km



20 Kurrajong Court Cranbourne North VIC 3977

3 2 2

Sold Price

^{RS} **\$654,103**

Sold Date

08-Nov-21

Distance

0.71km



10 South Anderson Court Cranbourne VIC 3977

3 2 2

Sold Price

\$690,000

Sold Date

24-Jun-21

Distance

1.21km



7 Honeysuckle Court Cranbourne North VIC 3977

4 1 2

Sold Price

\$650,000

Sold Date

05-Jul-21

Distance

1.28km

RS = Recent sale

UN = Undisclosed Sale

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