

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

49 Limandus Crescent Cranbourne South 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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$378,750

Property type

Land

Suburb

Cranbourne South

Period-from

01 Jun 2020

to

31 May 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

35 Limandus Crescent Cranbourne South VIC 3977	\$605,000	26-Nov-20
18 Cilroy Crescent Cranbourne South VIC 3977	\$605,000	09-Oct-20
5 Venetia Way Cranbourne South VIC 3977	\$620,000	11-Jan-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: 22 June 2021

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35 Limandus Crescent Cranbourne South VIC 3977

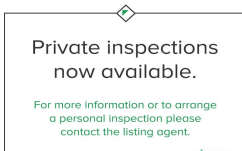
3 2 2

Sold Price

\$605,000

Sold Date **26-Nov-20**

Distance **0.06km**



18 Cilroy Crescent Cranbourne South VIC 3977

3 2 2

Sold Price

Sold Date **09-Oct-20**

Distance **0.33km**



5 Venetia Way Cranbourne South VIC 3977

4 2 -

Sold Price

\$620,000

Sold Date **11-Jan-21**

Distance **0.87km**

RS = Recent sale

UN = Undisclosed Sale

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