



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**3/8 Lyall Street,  
CRANBOURNE 3977**

House



2 beds



1 baths



1 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$300,000 - \$320,000**

### Median sale price

Median **House** for **CRANBOURNE** for period **Aug 2017 - Jul 2018**

Sourced from **CoreLogic**.

**\$385,250**

### Comparable property sales

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 the most comparable to the property for sale.

**4/38 Barkly Street,**  
Cranbourne 3877

**Price \$380,000** Sold 11  
October 2018

**2/102 Duff Street,**  
Cranbourne 3877

**Price \$400,000** Sold 01  
August 2018

**4/16 Stawell Street,**  
Cranbourne 3877

**Price \$407,000** Sold 15  
October 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from CoreLogic.

### Grant's Estate Agents - Narre Warren

9 Webb Street,  
Narre Warren VIC 3805

### Contact agents



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