

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 1/27 Lyall Street, Cranbourne

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
(*Delete single price or range as applicable)

Single price \$449,000 or range between \$ & \$

Median sale price

(*Delete house or unit as applicable)

Median price \$493,000 *House ☐ *unit ☒ Suburb or locality CRANBOURNE
Period - From 01/07/2019 to 30/09/2019 Source PRICEFINDER

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1. 2/3 MACEY ST, CRANBOURNE VIC 3977	\$400,000	13/08/2018
2. 9/15 LYALL ST, CRANBOURNE VIC 3977	\$425,000	31/07/2018
3. 1/27 BAKEWELL ST, CRANBOURNE VIC 3977	\$465,000	01/11/2017

OR

B* **Either** 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 six months*.
Or The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.
(*Delete as applicable)



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