Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	2/11 LYALL STREET, CRANBOURNE, VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:	349,950

Median sale price

Median price	$367,500	House		Unit	X	Suburb	CRANBOURNE
Period	01 July 2017 to 30 September 2017	Source	pricefinder				

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
7/7 TUCKER ST, CRANBOURNE, VIC 3977	*$356,500	21/08/2017
1/65 CAMERON ST, CRANBOURNE, VIC 3977	$340,000	30/05/2017
2/14 DUFF ST, CRANBOURNE, VIC 3977	$318,500	20/04/2017