

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

3 Pallyang Lane Cranbourne East 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

\$525,000

&

\$545,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Aug 2020

to

31 Jul 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

5 Pallyang Lane Cranbourne East VIC 3977	\$530,000	10-Mar-21
37 Bushranger Boulevard Cranbourne East VIC 3977	\$525,000	01-Mar-21
4 Tilia Drive Cranbourne North VIC 3977	\$535,000	19-Jun-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.~~

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**5 Pallyang Lane Cranbourne East
VIC 3977**

3 2 2

Sold Price **\$530,000** Sold Date **10-Mar-21**

Distance **0.01km**



**37 Bushranger Boulevard
Cranbourne East VIC 3977**

4 2 2

Sold Price **\$525,000** Sold Date **01-Mar-21**

Distance **0.56km**



**4 Tilia Drive Cranbourne North VIC
3977**

4 2 2

Sold Price **\$535,000** Sold Date **19-Jun-21**

Distance **1.81km**

RS = Recent sale UN = Undisclosed Sale

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