

## 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

6 Lytham Court Cranbourne VIC 3977

### Indicative selling price

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

Single Price

\$659,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,500

Property type

House

Suburb

Cranbourne

Period-from

01 Jun 2019

to

31 May 2020

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

|                                                   |           |           |
|---------------------------------------------------|-----------|-----------|
| 74 Ferndown Drive Cranbourne VIC 3977             | \$640,000 | 17-Jan-20 |
| 52 Brookland Greens Boulevard Cranbourne VIC 3977 | \$619,000 | 25-Mar-20 |
| 3 Stonehaven Avenue Cranbourne VIC 3977           | \$610,000 | 11-May-20 |

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: 25 June 2020



**74 Ferndown Drive Cranbourne VIC 3977** Sold Price **\$640,000** Sold Date **17-Jan-20**

 4  2  2

Distance **0.36km**



**52 Brookland Greens Boulevard Cranbourne VIC 3977** Sold Price **\$619,000** Sold Date **25-Mar-20**

 4  2  2

Distance **0.55km**



**3 Stonehaven Avenue Cranbourne VIC 3977** Sold Price <sup>RS</sup> **\$610,000** <sup>UN</sup> Sold Date **11-May-20**

 4  2  2

Distance **1.01km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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