

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

14 Lemon Grove Cranbourne West 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

\$540,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Apr 2020

to

31 Mar 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

48 Fintona Crescent Cranbourne West VIC 3977	\$530,000	14-Jan-21
64 Crepe Avenue Cranbourne West VIC 3977	\$530,000	16-Jan-21
26 Mayflower Drive Cranbourne West VIC 3977	\$520,000	12-Dec-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.~~

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48 Fintona Crescent Cranbourne West VIC 3977

3 2 2

Sold Price **\$530,000** Sold Date **14-Jan-21**

Distance **0.91km**



64 Crepe Avenue Cranbourne West VIC 3977

3 2 1

Sold Price Sold Date **16-Jan-21**

Distance **0.78km**



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26 Mayflower Drive Cranbourne West VIC 3977

3 2 2

Sold Price **\$520,000** Sold Date **12-Dec-20**

Distance **0.46km**

RS = Recent sale UN = Undisclosed Sale

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