

## 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

5 Lawrence Court Cranbourne North 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

or range  
between

\$560,000

&

\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$587,000

Property type

House

Suburb

Cranbourne North

Period-from

01 May 2020

to

30 Apr 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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 2 Cumquat Court Cranbourne North VIC 3977   | \$620,000 | 22-Apr-21 |
| 37 Gipps Crescent Cranbourne North VIC 3977 | \$640,000 | 26-Apr-21 |
| 12 Lachlan Close Cranbourne North VIC 3977  | \$575,000 | 30-Mar-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.~~

This Statement of Information was prepared on: 18 May 2021



## OBrien Real Estate

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### 2 Cumquat Court Cranbourne North VIC 3977

3 2 -

<sup>RS</sup> Sold Price **\$620,000** Sold Date **22-Apr-21**

Distance **0.49km**



### 37 Gipps Crescent Cranbourne North VIC 3977

3 1 3

Sold Price <sup>RS</sup> **\$640,000** Sold Date **26-Apr-21**

Distance **0.21km**



### 12 Lachlan Close Cranbourne North VIC 3977

4 2 2

Sold Price **\$575,000** Sold Date **30-Mar-21**

Distance **0.15km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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