

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	13 Jockey Lane Cranbourne, 3977
---	---------------------------------

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$590,000 & \$610,000
---------------	-----------------------

### Median sale price

Median price	\$492,500	Property Type	TOWNHOUSE	Suburb	CRANBOURNE
Period - From	31-Jul-2021	to	30-Jul-2022	Source	realestate.com.au

### 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
1	1/49 Stawell St, Cranbourne	\$595,000	12-Apr-2022
2	1/53 Normanby St, Cranbourne	\$605,000	09-Jul-2022
3	1/12 William St, Cranbourne	\$604,000	01-Mar-2022

This statement of information was prepared on 20-Sep-2022 at 2:23:46 PM EST