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

26 LANOSSO AVENUE CRANBOURNE SOUTH 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	\$680,000	&	\$740,000
Single Price		\$680,000	&	\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$830,000	Prope	erty type	ty type House		Suburb	Cranbourne South
Period-from	01 Oct 2022	to	30 Sep 2	2023	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
10 LANOSSO AVENUE CRANBOURNE SOUTH VIC 3977	\$660,000	18-Jun-23
14 MATADOR WAY CRANBOURNE SOUTH VIC 3977	\$780,000	05-Jul-23
47 VOLUNTEER AVENUE CRANBOURNE SOUTH VIC 3977	\$690,000	03-Aug-23

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: 09 October 2023





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10 LANOSSO AVENUE CRANBOURNE SOUTH VIC 3977

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Sold Price

\$660,000 Sold Date 18-Jun-23

0.07km Distance



14 MATADOR WAY CRANBOURNE Sold Price **SOUTH VIC 3977**

\$780,000 Sold Date 05-Jul-23

Distance 0.24km



47 VOLUNTEER AVENUE CRANBOURNE SOUTH VIC 3977

₾ 2 😞 2

₾ 2 **⇔** - Sold Price

\$690,000 Sold Date 03-Aug-23

Distance 0.26km

RS = Recent sale

UN = Undisclosed Sale

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