

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

30-32 LYALL STREET CRANBOURNE 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

\$499,000

&

\$548,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Land

Suburb

Cranbourne

Period-from

01 Nov 2023

to

31 Oct 2024

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

| | | |
|---|-----------|-----------|
| 5/27 LYALL STREET CRANBOURNE VIC 3977 | \$510,000 | - |
| 3/45 STAWELL STREET CRANBOURNE VIC 3977 | \$510,000 | 11-Apr-22 |
| 1/4 MUNDARING DRIVE CRANBOURNE VIC 3977 | \$510,000 | 22-Nov-22 |

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: 27 November 2024



5/27 LYALL STREET CRANBOURNE VIC 3977 Sold Price **\$510,000** Sold Date **-**
 Distance **0.08km**

2 2 1



3/45 STAWELL STREET CRANBOURNE VIC 3977 Sold Price Sold Date **11-Apr-22**
 Distance **0.25km**

2 2 1



1/4 MUNDARING DRIVE CRANBOURNE VIC 3977 Sold Price Sold Date **22-Nov-22**
 Distance **0.63km**

2 2 1

RS = Recent sale UN = Undisclosed Sale

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