

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

1/18 Lorna 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

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Other

Suburb

Cranbourne

Period-from

01 Apr 2019

to

31 Mar 2020

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

2/9 Walter Street Cranbourne VIC 3977	\$332,500	10-Oct-19
2/160 Clarendon Street Cranbourne VIC 3977	\$385,000	28-Feb-20
3/160 Clarendon Street Cranbourne VIC 3977	\$380,000	19-Oct-19

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 April 2020



2/9 Walter Street Cranbourne VIC 3977

Sold Price

\$332,500

Sold Date

10-Oct-19

3

1

1

Distance

0.8km



2/160 Clarendon Street Cranbourne VIC 3977

Sold Price

\$385,000

Sold Date

28-Feb-20

3

1

1

Distance

1.17km



3/160 Clarendon Street Cranbourne VIC 3977

Sold Price

\$380,000

Sold Date

19-Oct-19

3

1

1

Distance

1.17km

RS = Recent sale

UN = Undisclosed Sale

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