

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

221 SMITHS LANE 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

\$1,850,000

&

\$1,950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Cranbourne South

Period-from

01 Jun 2021

to

31 May 2022

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

45 SCOTT ROAD CRANBOURNE SOUTH VIC 3977	\$1,770,000	13-May-21
20 WOODLANDS ROAD CRANBOURNE SOUTH VIC 3977	\$2,290,000	14-Nov-20
3 SWEET WATTLE DRIVE CRANBOURNE SOUTH VIC 3977	\$1,650,000	14-May-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: 15 June 2022



**45 SCOTT ROAD CRANBOURNE
SOUTH VIC 3977**

3 2 4

Sold Price **\$1,770,000** Sold Date **13-May-21**

Distance -



**20 WOODLANDS ROAD
CRANBOURNE SOUTH VIC 3977**

4 3 6

Sold Price **\$2,290,000** Sold Date **14-Nov-20**

Distance -



**3 SWEET WATTLE DRIVE
CRANBOURNE SOUTH VIC 3977**

4 2 2

Sold Price ^{RS} **\$1,650,000** Sold Date **14-May-22**

Distance **1.96km**

RS = Recent sale

UN = Undisclosed Sale

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