

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

3 Valda Court 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

\$730,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$559,700

Property type

House

Suburb

Cranbourne

Period-from

01 Sep 2020

to

31 Aug 2021

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

154 Boland Drive Lyndhurst VIC 3975	\$730,000	15-Mar-21
15 Ivy Court Cranbourne North VIC 3977	\$741,000	04-May-21
73 Brookwater Parade Lyndhurst VIC 3975	\$750,000	14-Jul-21

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 September 2021

Casey Estate Agents

M 03 5991 3888

E info@caseyestateagents.melbourne


154 Boland Drive Lyndhurst VIC 3975

4 2 2

Sold Price

\$730,000

Sold Date

15-Mar-21

Distance

1.11km

15 Ivy Court Cranbourne North VIC 3977

4 2 2

Sold Price

\$741,000

Sold Date

04-May-21

Distance

1.45km

73 Brookwater Parade Lyndhurst VIC 3975

4 2 2

Sold Price

\$750,000

Sold Date

14-Jul-21

Distance

1.48km

RS = Recent sale

UN = Undisclosed Sale

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