

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$3,000,000

&

\$3,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$378,750

Property type

Land

Suburb

Cranbourne South

Period-from

01 Jul 2020

to

30 Jun 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

179-181 Smiths Lane Cranbourne South VIC 3977	\$1,450,000	22-Feb-21
227 Pearcedale Road Cranbourne South VIC 3977	\$1,500,000	13-Jan-21
20 Woodlands Road Cranbourne South VIC 3977	\$2,290,000	14-Nov-20

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: 20 July 2021



**179-181 Smiths Lane Cranbourne  
South VIC 3977**

4 2 12

Sold Price <sup>RS</sup> **\$1,450,000** Sold Date **22-Feb-21**

Distance **1.43km**



**227 Pearcedale Road Cranbourne  
South VIC 3977**

4 3 26

Sold Price **\$1,500,000** Sold Date **13-Jan-21**

Distance **1.52km**



**20 Woodlands Road Cranbourne  
South VIC 3977**

4 3 6

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

Distance **2.76km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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