

## 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

18 LANCASHIRE DRIVE CRANBOURNE NORTH 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

\$775,000

&

\$810,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Cranbourne North

Period-from

01 Dec 2021

to

30 Nov 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

|   |           |           |
|---|-----------|-----------|
| 2 HAWKSHEAD PLACE CRANBOURNE NORTH VIC 3977   | \$780,000 | 04-Aug-22 |
| 28 BADDELEY CIRCUIT CRANBOURNE NORTH VIC 3977 | \$820,000 | 10-Oct-22 |
| 20 LANCASHIRE DRIVE CRANBOURNE NORTH VIC 3977 | \$845,500 | 14-Sep-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: 14 December 2022



## OBrien Real Estate

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### 2 HAWKSHEAD PLACE CRANBOURNE NORTH VIC 3977

3 2 2

Sold Price **\$780,000** Sold Date **04-Aug-22**

Distance **0.44km**



### 28 BADDELEY CIRCUIT CRANBOURNE NORTH VIC 3977

4 2 2

Sold Price **\$820,000** Sold Date **10-Oct-22**

Distance **0.49km**



### 20 LANCASHIRE DRIVE CRANBOURNE NORTH VIC 3977

4 2 2

Sold Price **\$845,500** Sold Date **14-Sep-22**

Distance **0.02km**

RS = Recent sale

UN = Undisclosed Sale

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