

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

2/16 STAWELL 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 Jan 2024

to

31 Dec 2024

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

1/21 LYALL STREET CRANBOURNE VIC 3977	\$405,000	14-Oct-24
4/26 CHILDERS STREET CRANBOURNE VIC 3977	\$400,000	26-Oct-24
3/35 LYALL STREET CRANBOURNE VIC 3977	\$415,000	28-Dec-24

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: 30 January 2025



**1/21 LYALL STREET CRANBOURNE
VIC 3977**

 2  1  1

Sold Price

\$405,000

Sold Date

14-Oct-24

Distance

0.13km



**4/26 CHILDERS STREET
CRANBOURNE VIC 3977**

 2  1  -

Sold Price

^{RS} **\$400,000**

Sold Date

26-Oct-24

Distance

0.43km



**3/35 LYALL STREET CRANBOURNE
VIC 3977**

 2  1  1

Sold Price

^{RS} **\$415,000** ^{UN}

Sold Date

28-Dec-24

Distance

0.27km

RS = Recent sale

UN = Undisclosed Sale

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