



## STATEMENT OF INFORMATION

Prepared on 04 Dec 2017

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### HOUSE Offered for Sale

4 Lillian Street Cranbourne VIC 3977

3 1 2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$490,000 & \$540,000

### Median Sale Price

\$469,944 Houses in Cranbourne between Dec 2016 - Nov 2017

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 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.



**15 Roberts Road Cranbourne VIC 3977**

3 1 4

Sold Price **\$500,000** Sold Date **18-Sep-17**

Distance **0.35km**



**3 Hazlitt Court Cranbourne VIC 3977**

4 2 2

Sold Price **\$511,000** Sold Date **06-Oct-17**

Distance **0.62km**



**89 Duff Street Cranbourne VIC 3977**

3 1 2

Sold Price **\$548,000** Sold Date **22-Sep-17**

Distance **0.47km**

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