

# 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

21 St Gwinear Lane, 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

\$700,000

&

\$750,000

### Median sale price

Median price

\$730,000

Property type

House

Suburb

Cranbourne North

Period - From

01/10/2021

to

31/12/2021

Source

REA

### 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 six 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
25 Trillium Boulevard Cranbourne North VIC 3977	\$740,000	10-Nov-21
5 Gladiolus Circuit Cranbourne North VIC 3977	\$715,000	06-Nov-21
100 Alisma Boulevard, Cranbourne North, Vic 3977	\$820,000	17 Feb 2022

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 six months.~~

This Statement of Information was prepared on:

08/03/2022 16:50