

## 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

12 LYTHAM COURT CRANBOURNE 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

\$880,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Cranbourne

Period-from

01 Mar 2021

to

28 Feb 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

3 GALWAY PLACE CRANBOURNE VIC 3977	\$990,000	23-Feb-22
27 DUNFERLINE CRESCENT CRANBOURNE VIC 3977	\$870,000	12-Oct-21
4 WHITCOMBE MEWS CRANBOURNE VIC 3977	\$1,020,500	13-Nov-21

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: 29 March 2022



**3 GALWAY PLACE CRANBOURNE  
VIC 3977**

 4  2  3

Sold Price

**\$990,000**

Sold Date

**23-Feb-22**

Distance

**0.23km**



**27 DUNFERLINE CRESCENT  
CRANBOURNE VIC 3977**

 4  2  2

Sold Price

**\$870,000**

Sold Date

**12-Oct-21**

Distance

**0.47km**



**4 WHITCOMBE MEWS  
CRANBOURNE VIC 3977**

 4  2  2

Sold Price

**\$1,020,500**

Sold Date

**13-Nov-21**

Distance

**0.72km**

RS = Recent sale

UN = Undisclosed Sale

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