

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

16 LANSELL DRIVE CRANBOURNE NORTH 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$651,450

Property type

House

Suburb

Cranbourne North

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

26 HEYWOOD CRESCENT CRANBOURNE NORTH VIC 3977	\$632,500	06-Sep-21
34 JOSEPHINE AVENUE CRANBOURNE NORTH VIC 3977	\$620,000	23-Mar-21
32 DENHAM CRESCENT CRANBOURNE NORTH VIC 3977	\$600,000	30-Dec-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: 16 March 2022



26 HEYWOOD CRESCENT CRANBOURNE NORTH VIC 3977

 3  2  2

Sold Price

\$632,500

Sold Date

06-Sep-21

Distance

0.19km

34 JOSEPHINE AVENUE CRANBOURNE NORTH VIC 3977

 6  2  3

Sold Price

\$620,000

Sold Date

23-Mar-21

Distance

0.21km


32 DENHAM CRESCENT CRANBOURNE NORTH VIC 3977

 3  1  2

Sold Price

\$600,000

Sold Date

30-Dec-21

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

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