

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

5 Lansell Drive, Cranbourne North, VIC-3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price or range between \$630,000 & \$670,000

Median sale price

Median price \$709,900 Property type House Suburb Cranbourne North

Period - From Jan 2023 to Jan 2023 Source RP Data – Core Logic

Comparable property sales

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
1. 4 Alamanda Way, Cranbourne North, VIC-3977	\$662,500	19/10/22
2. 60 Hamilton Drive, Cranbourne North, VIC-3977	\$670,000	12/01/23
3. 45 Courtenay Avenue, Cranbourne North, VIC-3977	\$693,000	18/02/23

This Statement of Information was prepared on: 19/04/23