

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

3/13 Lyall Street, Cranbourne Vic 3977

Indicative selling price

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

Range between \$360,000 & \$375,000

Median sale price

Median price \$410,000 House Unit X Suburb Cranbourne

Period - From 01/10/2017 to 31/12/2017 Source REIV

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
1	2/11 Lyall St CRANBOURNE 3977	\$388,500	16/10/2017
2	2/18 Brunt St CRANBOURNE 3977	\$355,000	15/02/2018
3	1/117 Clarendon St CRANBOURNE 3977	\$347,000	06/12/2017

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.



2 1 1

Rooms:

Property Type: Unit

Agent Comments

Comparable Properties



2/11 Lyall St CRANBOURNE 3977 (REI/VG)

Agent Comments

2 1 1

Price: \$388,500

Method: Private Sale

Date: 16/10/2017

Rooms: 3

Property Type: Unit

Land Size: 184 sqm approx



2/18 Brunt St CRANBOURNE 3977 (REI)

Agent Comments

2 1 1

Price: \$355,000

Method: Private Sale

Date: 15/02/2018

Rooms: 4

Property Type: Flat/Unit/Apartment (Res)

Land Size: 163 sqm approx

1/117 Clarendon St CRANBOURNE 3977 (VG)

Agent Comments

2 - -

Price: \$347,000

Method: Sale

Date: 06/12/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)