

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

47 LURLINE STREET CRANBOURNE 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

\$470,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,500

Property type

Unit

Suburb

Cranbourne

Period-from

01 May 2022

to

30 Apr 2023

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

2/37 CRANBOURNE DRIVE CRANBOURNE VIC 3977	\$506,000	22-Dec-22
6A ASH STREET CRANBOURNE VIC 3977	\$530,000	23-Jan-23
3/6 FAIRFIELD STREET CRANBOURNE VIC 3977	\$560,000	08-Jan-23

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.

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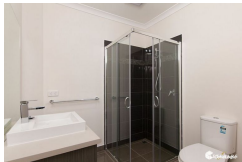


**2/37 CRANBOURNE DRIVE
CRANBOURNE VIC 3977**

3 1 1

Sold Price **\$506,000** Sold Date **22-Dec-22**

Distance **0.2km**



**6A ASH STREET CRANBOURNE VIC
3977**

3 2 1

Sold Price **\$530,000** Sold Date **23-Jan-23**

Distance **0.3km**



**3/6 FAIRFIELD STREET
CRANBOURNE VIC 3977**

3 2 2

Sold Price **\$560,000** Sold Date **08-Jan-23**

Distance **0.77km**

RS = Recent sale

UN = Undisclosed Sale

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