

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 | 7/39 Lyall Street, Cranbourne, VIC 3977 |

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

|             |           |   |           |
|-------------|-----------|---|-----------|
| Price Range | \$619,000 | & | \$669,000 |
|-------------|-----------|---|-----------|

Median sale price

|               |            |               |            |        |   |
|---------------|------------|---------------|------------|--------|---|
| Median price  | \$775,000  | Property Type | House      | Suburb | Cranbourne (3977)   |
| Period - From | 01/10/2023 | to            | 30/09/2024 | Source | <a href="https://www.realestate.com.au">https://www.realestate.com.au</a> |

Comparable property sales

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.

|  |            |
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| This Statement of Information was prepared on: | 14/03/2025 |
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