

## 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

1/16 LECKY STREET CRANBOURNE VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$410,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 Mar 2022

to

28 Feb 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

1/158 CLARENDON STREET CRANBOURNE VIC 3977	\$415,000	23-Nov-22
2/16 RUSSELL STREET CRANBOURNE VIC 3977	\$451,000	21-Nov-22
3/117 CLARENDON STREET CRANBOURNE VIC 3977	\$435,000	17-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.

This Statement of Information was prepared on: 07 March 2023



## OBrien Real Estate

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### 1/158 CLARENDON STREET CRANBOURNE VIC 3977

2 1 2

Sold Price **\$415,000** Sold Date **23-Nov-22**

Distance **0.14km**



### 2/16 RUSSELL STREET CRANBOURNE VIC 3977

2 1 1

Sold Price **\$451,000** Sold Date **21-Nov-22**

Distance **0.35km**



### 3/117 CLARENDON STREET CRANBOURNE VIC 3977

2 1 1

Sold Price **\$435,000** Sold Date **17-Jan-23**

Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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