

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

2/15 Lecky 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

\$370,000

&

\$399,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$385,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 Jan 2020

to

31 Dec 2020

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

2/160 Clarendon Street Cranbourne VIC 3977	\$385,000	28-Feb-20
3/160 Clarendon Street Cranbourne VIC 3977	\$380,000	19-Oct-19
3/44 Stawell Street Cranbourne VIC 3977	\$385,000	03-Sep-20

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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2/160 Clarendon Street Cranbourne VIC 3977

Sold Price

\$385,000

Sold Date **28-Feb-20**

3 1 1

Distance **0.05km**



3/160 Clarendon Street Cranbourne VIC 3977

Sold Price

\$380,000

Sold Date **19-Oct-19**

3 1 1

Distance **0.04km**



3/44 Stawell Street Cranbourne VIC 3977

Sold Price

\$385,000

Sold Date **03-Sep-20**

2 1 1

Distance **0.24km**

RS = Recent sale

UN = Undisclosed Sale

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