

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

180 Linsell Boulevard Cranbourne East 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

\$640,000

&

\$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,000

*House

X

*Unit

Suburb

Cranbourne East

Period-from

01 Apr 2018

to

31 Mar 2019

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 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

152 Linsell Boulevard Cranbourne East VIC 3977	\$680,000	30-Dec-18
6 Chamberlain Street Cranbourne East VIC 3977	\$670,000	10-Jan-19
25 Yammerbook Way Cranbourne East VIC 3977	\$650,000	30-Jan-19

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.~~

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**152 Linsell Boulevard Cranbourne
East VIC 3977**

4 2 2

Sold Price

\$680,000

Sold Date

30-Dec-18

Distance

0.25km



**6 Chamberlain Street Cranbourne
East VIC 3977**

5 2 2

Sold Price

\$670,000

Sold Date

10-Jan-19

Distance

0.56km



**25 Yammerbook Way Cranbourne
East VIC 3977**

4 2 2

Sold Price

\$650,000

Sold Date

30-Jan-19

Distance

0.55km

RS = Recent sale

UN = Undisclosed Sale

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