

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

5/21 LYALL 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

\$499,000

&

\$548,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Cranbourne

Period-from

01 Oct 2023

to

30 Sep 2024

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 TONGOLA COURT CRANBOURNE VIC 3977	496000	22-Aug-24
28A HARRY STREET CRANBOURNE VIC 3977	552000	07-May-24
1/41 LYALL STREET CRANBOURNE VIC 3977	432000	22-May-24

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: 23 October 2024



2 TONGOLA COURT CRANBOURNE Sold Price
VIC 3977

 1  1  1

496000 Sold Date **22-Aug-24**

Distance **1.55km**



28A HARRY STREET CRANBOURNE Sold Price
VIC 3977

 2  2  1

552000 Sold Date **07-May-24**

Distance **0.94km**

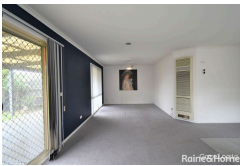


1/41 LYALL STREET CRANBOURNE Sold Price
VIC 3977

 2  1  1

432000 Sold Date **22-May-24**

Distance **0.22km**



2 TALARA COURT CRANBOURNE Sold Price
VIC 3977

 2  2  1

550000 Sold Date **10-Jul-24**

Distance **1.45km**

RS = Recent sale

UN = Undisclosed Sale

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