

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

1/11 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

\$420,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$407,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 Aug 2020

to

31 Jul 2021

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

2/28 Latrobe Street Cranbourne VIC 3977	\$430,000	02-Jul-21
2 Duff Street Cranbourne VIC 3977	\$447,000	12-Apr-21
1/35 Jillian Street Cranbourne VIC 3977	\$450,000	16-Jun-21

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: 18 August 2021

Casey Estate Agents

M 03 5991 3888

E info@caseyestateagents.melbourne


**2/28 Latrobe Street Cranbourne
VIC 3977**

Sold Price

^{RS} **\$430,000** ^{UN}

Sold Date

02-Jul-21
 2  1  1

Distance

0.85km

2 Duff Street Cranbourne VIC 3977

Sold Price

\$447,000

Sold Date

12-Apr-21
 2  1  1

Distance

1.1km

**1/35 Jillian Street Cranbourne VIC
3977**

Sold Price

\$450,000

Sold Date

16-Jun-21
 2  1  1

Distance

1.11km
RS = Recent sale

UN = Undisclosed Sale

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