

# 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

6 St Gwinear Lane, Cranbourne North Vic 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000 & \$650,000

### Median sale price

Median price \$575,000 Property Type House Suburb Cranbourne North

Period - From 01/10/2019 to 30/09/2020 Source REIV

### 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
1	8 Hoosier Rd CLYDE NORTH 3978	\$650,000	01/07/2020
2	58 Chambers Cr CRANBOURNE NORTH 3977	\$630,000	24/06/2020
3	5 Nelse St CRANBOURNE NORTH 3977	\$620,000	09/06/2020

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.~~

This Statement of Information was prepared on:

20/11/2020 22:00



**Property Type:** Land  
**Land Size:** 315 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$600,000 - \$650,000  
**Median House Price**  
 Year ending September 2020: \$575,000

## Comparable Properties

### 8 Hoosier Rd CLYDE NORTH 3978 (VG)

**Agent Comments**



**Price:** \$650,000  
**Method:** Sale  
**Date:** 01/07/2020  
**Property Type:** House (Res)  
**Land Size:** 350 sqm approx

### 58 Chambers Cr CRANBOURNE NORTH 3977 (VG)

**Agent Comments**



**Price:** \$630,000  
**Method:** Sale  
**Date:** 24/06/2020  
**Property Type:** House (Res)  
**Land Size:** 376 sqm approx

### 5 Nelse St CRANBOURNE NORTH 3977 (VG)

**Agent Comments**



**Price:** \$620,000  
**Method:** Sale  
**Date:** 09/06/2020  
**Property Type:** House (Res)  
**Land Size:** 476 sqm approx