

## 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

113 LAWLESS DRIVE, 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)

Single Price: \$479,000

### Median sale price

Median price \$525,000

House

X

Unit

Suburb

CRANBOURNE  
NORTH

Period 01 April 2017 to 30 June 2017

Source

  
pricfinder

### Comparable property sales

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
26 EVERGREEN CRT, CRANBOURNE NORTH, VIC 3977	*\$533,000	04/06/2017
72 LAWLESS DR, CRANBOURNE NORTH, VIC 3977	Price Withheld	09/05/2017
67 WAVERLEY PARK DR, CRANBOURNE NORTH, VIC 3977	Price Withheld	10/04/2017

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