



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**4/15-17 Lyall Street,  
CRANBOURNE 3977**

### Indicative selling price

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

**Range \$365,000 - \$395,000**

### Median sale price

Median **House** for **CRANBOURNE** for period **May 2019 - Jul 2019**

Sourced from **RP Data**.

**\$380,000**

### 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 the most comparable to the property for sale.

**28 Harry Street,**  
Cranbourne 3977

Price **\$386,200** Sold 14 June  
2019

**3/15 Normanby Street,**  
Cranbourne 3977

Price **\$395,000** Sold 06 June  
2019

**2/17 Duff Street,**  
Cranbourne 3977

Price **\$385,000** Sold 22  
March 2019

This Statement of Information was prepared on 24th Sep 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from RP Data.

House

2 beds

1 baths

1 parking

### Ray White Cranbourne

Level 1 7-9 Bakewell Street,  
Cranbourne VIC 3977

### Contact agents



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