

## 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

24 Sparrow Street Cranbourne VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$470,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$354,500

Property type

Land

Suburb

Cranbourne

Period-from

01 May 2020

to

30 Apr 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

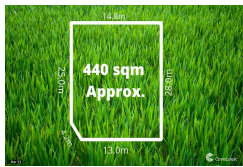
Date of sale

|  |           |           |
|--|-----------|-----------|
| 12 Rainwater Drive Lyndhurst VIC 3975  | \$495,000 | 18-Mar-21 |
| 29 Storm Avenue Lyndhurst VIC 3975     | \$472,500 | 29-Jul-20 |
| 14 Seachange Parade Lyndhurst VIC 3975 | \$472,000 | 21-Feb-20 |

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: 11 May 2021



**12 Rainwater Drive Lyndhurst VIC 3975**

Sold Price

RS

**\$495,000**

Sold Date

**18-Mar-21**

 -  -  -

Distance

**4.66km**



**29 Storm Avenue Lyndhurst VIC 3975**

Sold Price

**\$472,500**

Sold Date

**29-Jul-20**

 -  -  -

Distance

**4.7km**



**14 Seachange Parade Lyndhurst VIC 3975**

Sold Price

**\$472,000**

Sold Date

**21-Feb-20**

 -  -  -

Distance

**3.86km**

RS = Recent sale

UN = Undisclosed Sale

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