

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

4/18 Stawell 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 Dec 2020

to

30 Nov 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

4/20 Stawell Street Cranbourne VIC 3977	\$455,000	18-Sep-21
1/11 Lyall Street Cranbourne VIC 3977	\$450,000	30-Aug-21
1/83 Clarendon Street Cranbourne VIC 3977	\$416,000	08-Nov-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.~~

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4/20 Stawell Street Cranbourne VIC 3977

2 1 1

Sold Price **\$455,000** Sold Date **18-Sep-21**

Distance **0.04km**



1/11 Lyall Street Cranbourne VIC 3977

2 1 1

Sold Price **\$450,000** Sold Date **30-Aug-21**

Distance **0.08km**



1/83 Clarendon Street Cranbourne VIC 3977

2 1 1

Sold Price ^{RS} **\$416,000** Sold Date **08-Nov-21**

Distance **0.64km**

RS = Recent sale

UN = Undisclosed Sale

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