

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

47 Lemon Grove Cranbourne West 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

\$610,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$244,805

Property type

Land

Suburb

Cranbourne West

Period-from

01 Mar 2020

to

28 Feb 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

1 Hammond Road Cranbourne West VIC 3977	\$641,000	10-Dec-20
15 Cazaly Way Cranbourne West VIC 3977	\$623,000	27-Oct-20
39 Bradman Drive Cranbourne West VIC 3977	\$670,000	02-Dec-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: 12 March 2021

Casey Estate Agents

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**1 Hammond Road Cranbourne West
VIC 3977**

Sold Price

^{RS} **\$641,000** ^{UN}

 Sold Date **10-Dec-20**

4 2 2

 Distance **0.18km**

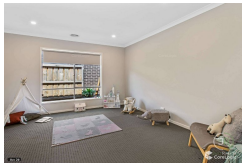
**15 Cazaly Way Cranbourne West
VIC 3977**

Sold Price

^{RS} **\$623,000**

 Sold Date **27-Oct-20**

4 2 2

 Distance **0.24km**

**39 Bradman Drive Cranbourne
West VIC 3977**

Sold Price

^{RS} **\$670,000**

 Sold Date **02-Dec-20**

4 2 2

 Distance **0.56km**
RS = Recent sale

UN = Undisclosed Sale

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