



## Statement of Information

Section 47AF of the Estate Agents Act 1980

### Property offered for sale 6 Lockbank Place, CRANBOURNE EAST 3977

#### Indicative selling price

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

**Range \$580,000 - \$600,000**

#### Median sale price

Median **House** for **CRANBOURNE EAST** for period **Dec 2018 - Nov 2019**

Sourced from **CoreLogic**.

**\$553,000**

#### 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.

|  |   |
|--|---|
| <b>95 Lineham Drive,</b><br>Cranbourne East 3977     | Price <b>\$500,000</b> Sold 09 July 2019    |
| <b>28 Cadillac Street,</b><br>Cranbourne East 3977   | Price <b>\$505,000</b> Sold 02 July 2019    |
| <b>5 Baranello Crescent,</b><br>Cranbourne East 3977 | Price <b>\$510,000</b> Sold 31 October 2019 |

This Statement of Information was prepared on 4th Dec 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 CoreLogic.

#### Grant's Estate Agents - Berwick

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#### Contact agents



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