

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	105 Lesdon Avenue, Cranbourne, VIC 3977
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range	\$700,000	&	\$770,000
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Median sale price

Median price	\$660,000	Property Type	House	Suburb	Cranbourne (3977)
Period - From	01/12/2023	to	30/11/2024	Source	PropTrack

Comparable property sales

A These are two 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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
15 BLACK WATTLE WAY, CRANBOURNE VIC 3977	\$770,000	27/08/2024
8 WESTMORELAND AVENUE, CRANBOURNE NORTH VIC 3977	\$770,000	20/08/2024

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 six months.

This Statement of Information was prepared on: 06/12/2024