

## 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

2/16 STAWELL STREET CRANBOURNE VIC 3977

### Indicative selling price

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

Single Price

or range  
between

\$370,000

&

\$400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$496,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 Mar 2024

to

28 Feb 2025

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

|  |           |           |
|--|-----------|-----------|
| 1/21 LYALL STREET CRANBOURNE VIC 3977      | \$405,000 | 14-Oct-24 |
| 3/14 CODRINGTON STREET CRANBOURNE VIC 3977 | \$405,000 | 04-Nov-24 |
|  |           |           |

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: 17 March 2025



**1/21 LYALL STREET CRANBOURNE  
VIC 3977**

 2  1  1

Sold Price

**\$405,000**

Sold Date **14-Oct-24**

Distance **0.12km**



**3/14 CODRINGTON STREET  
CRANBOURNE VIC 3977**

 2  1  1

Sold Price

Sold Date **04-Nov-24**

Distance **0.29km**

RS = Recent sale      UN = Undisclosed Sale

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