

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

30-32 LYALL 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

\$499,000

&

\$548,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$552,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 Dec 2023

to

30 Nov 2024

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 OLLIE PLACE CRANBOURNE EAST VIC 3977	\$501,000	16-Oct-24
8 JOLLY STREET CRANBOURNE EAST VIC 3977	\$525,000	29-Jun-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: 09 December 2024



4 OLLIE PLACE CRANBOURNE EAST VIC 3977

 3  2  2

Sold Price

^{RS}

\$501,000

Sold Date

16-Oct-24

Distance

1.29km



8 JOLLY STREET CRANBOURNE EAST VIC 3977

 3  2  2

Sold Price

\$525,000

Sold Date

29-Jun-24

Distance

1.41km

RS = Recent sale

UN = Undisclosed Sale

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