

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 Multiple Lots Lance Terrace, Cranbourne East, VIC 3977

Indicative selling price

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

Single Price \$589,900

Median sale price

Median price \$630,000 Property Type House Suburb Cranbourne East (3977)

Period - From 11/03/2020 to 11/03/2021 Source Pricefinder

Comparable property sales

A 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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
6 LANCE TERRACE, CRANBOURNE EAST VIC 3977	\$600,000	28/09/2020
20 GEMMA STREET, CRANBOURNE EAST VIC 3977	\$607,000	27/10/2020
6 ANDY LANE, CRANBOURNE EAST VIC 3977	\$610,000	28/12/2020

This Statement of Information was prepared on: 11/03/2021