

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

3/15 LECKY 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

\$470,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Cranbourne

Period-from

01 May 2023

to

30 Apr 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

1/1 CAROL AVENUE CRANBOURNE VIC 3977	\$500,000	18-Jan-24
51 WALLACE ROAD CRANBOURNE VIC 3977	\$510,000	31-Jan-24
32A BOWEN STREET CRANBOURNE VIC 3977	\$485,000	26-Mar-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: 21 May 2024



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**1/1 CAROL AVENUE CRANBOURNE
VIC 3977**

Sold Price

\$500,000

Sold Date

18-Jan-24

3 1 1

Distance

1.06km



**51 WALLACE ROAD CRANBOURNE
VIC 3977**

Sold Price

\$510,000

Sold Date

31-Jan-24

2 1 1

Distance

1.82km



**32A BOWEN STREET
CRANBOURNE VIC 3977**

Sold Price

^{RS} **\$485,000** ^{UN}

Sold Date

26-Mar-24

2 1 1

Distance

0.85km

RS = Recent sale

UN = Undisclosed Sale

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