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<br>Including suburb and postcode | 5A LAWSON CLOSE 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 | $580,000 | & | $630,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $492,000 | 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 |
|---|---|---|
| 1/25 NAVARRE DRIVE CRANBOURNE WEST VIC 3977 | $605,000 | 17-Oct-24 |
| 101 HAYTON PARK BOULEVARD CRANBOURNE WEST VIC 3977 | $635,000 | 07-Feb-25 |
| | | |

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: 03 March 2025

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**1/25 NAVARRE DRIVE**
**CRANBOURNE WEST VIC 3977**

3 2 2

Sold Price **$605,000** Sold Date **17-Oct-24**

Distance **1.06km**



**101 HAYTON PARK BOULEVARD**
**CRANBOURNE WEST VIC 3977**

3 2 2

Sold Price RS **$635,000** Sold Date **07-Feb-25**

Distance **1.76km**

**RS** = Recent sale **UN** = Undisclosed Sale

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