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 Lanthorn Crescent Cranbourne East 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	$420,000	&	$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$415,000	Property type	Unit	Suburb	Cranbourne East
Period-from	01 Oct 2019	to	30 Sep 2020	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.~~

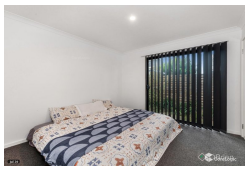
Address of comparable property	Price	Date of sale
9 Nugget Way Cranbourne East VIC 3977	$405,000	07-Aug-20

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: 05 October 2020

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9 Nugget Way Cranbourne East VIC 3977 Sold Price **$405,000** Sold Date **07-Aug-20**

3 2 1 Distance **0.31km**

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

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