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	156 LINEHAM DRIVE 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	$560,000	&	$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$705,000	Property type	House	Suburb	Cranbourne East
Period-from	01 Oct 2022	to	30 Sep 2023	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
14 ARTFIELD STREET CRANBOURNE EAST VIC 3977	$610,000	15-Sep-23
51 GUINEAS STREET CRANBOURNE EAST VIC 3977	$600,000	29-Aug-23
6 MOSSBANK ROAD CRANBOURNE EAST VIC 3977	$608,000	04-Jul-23

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: 06 October 2023

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14 ARTFIELD STREET CRANBOURNE EAST VIC 3977

3 2 1

Sold Price RS $610,000 Sold Date 15-Sep-23

Distance 1.01km



51 GUINEAS STREET CRANBOURNE EAST VIC 3977

3 2 1

Sold Price $600,000 Sold Date 29-Aug-23

Distance 0.57km



6 MOSSBANK ROAD CRANBOURNE EAST VIC 3977

3 2 1

Sold Price $608,000 Sold Date 04-Jul-23

Distance 1.09km

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

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