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	2/35 LYALL 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	$430,000	&	$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$500,000	Property type	Unit	Suburb	Cranbourne
Period-from	01 Jun 2024	to	31 May 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
8/18-20 BRUNT STREET CRANBOURNE VIC 3977	$455,000	27-Feb-25
3/19 BOWEN STREET CRANBOURNE VIC 3977	$453,000	04-Apr-25
3/2 FAIRFIELD STREET CRANBOURNE VIC 3977	$460,000	19-Mar-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: 16 June 2025

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8/18-20 BRUNT STREET CRANBOURNE VIC 3977

2 1 1

Sold Price **$455,000** Sold Date **27-Feb-25**

Distance **0.44km**



3/19 BOWEN STREET CRANBOURNE VIC 3977

2 1 1

Sold Price **$453,000** Sold Date **04-Apr-25**

Distance **1.21km**



3/2 FAIRFIELD STREET CRANBOURNE VIC 3977

2 1 1

Sold Price **$460,000** Sold Date **19-Mar-25**

Distance **1.31km**

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

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