

## 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

27 LINEHAM DRIVE CRANBOURNE EAST VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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

\$716,750

Property type

House

Suburb

Cranbourne East

Period-from

01 Oct 2023

to

30 Sep 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

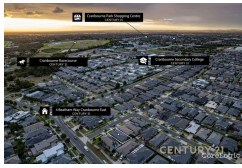
4 BEATHAM WAY CRANBOURNE EAST VIC 3977	\$660,000	18-May-23
10 NATIVE RETREAT CRANBOURNE EAST VIC 3977	\$696,500	22-May-24
15 LANGSIDE GROVE CRANBOURNE EAST VIC 3977	\$660,000	06-Mar-24

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: 03 October 2024

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**4 BEATHAM WAY CRANBOURNE EAST VIC 3977**

 4  2  2

Sold Price **\$660,000** Sold Date **18-May-23**

Distance **0.05km**



**10 NATIVE RETREAT CRANBOURNE EAST VIC 3977**

 4  2  2

Sold Price **\$696,500** Sold Date **22-May-24**

Distance **0.14km**



**15 LANGSIDE GROVE CRANBOURNE EAST VIC 3977**

 3  2  2

Sold Price **\$660,000** Sold Date **06-Mar-24**

Distance **0.22km**

RS = Recent sale      UN = Undisclosed Sale

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