

## 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

8 TOIRRAM CRESCENT CRANBOURNE 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

\$770,000

&

\$847,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$625,000

Property type

House

Suburb

Cranbourne

Period-from

01 Jun 2021

to

31 May 2022

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

40 PHOENIX AVENUE CRANBOURNE VIC 3977	\$845,000	09-Mar-22
126 CAMMS ROAD CRANBOURNE VIC 3977	\$790,000	23-Mar-22
8 BORONIA AVENUE CRANBOURNE VIC 3977	\$810,000	23-Mar-22

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: 02 June 2022

Micky Sidhu  
P 03 9702 2897  
M 0423230310  
E micky.sidhu@cranbourne.rh.com.au



## 40 PHOENIX AVENUE CRANBOURNE VIC 3977

Sold Price **\$845,000** Sold Date **09-Mar-22**

4 2 2

Distance -



## 126 CAMMS ROAD CRANBOURNE VIC 3977

Sold Price <sup>RS</sup> **\$790,000** Sold Date **23-Mar-22**

2 1 2

Distance -



## 8 BORONIA AVENUE CRANBOURNE VIC 3977

Sold Price **\$810,000** Sold Date **23-Mar-22**

4 2 2

Distance -

RS = Recent sale

UN = Undisclosed Sale

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