

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

1/132 Camms Road 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

\$399,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$377,250

Property type

Unit

Suburb

Cranbourne

Period-from

01 Jan 2020

to

31 Dec 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

3/53 Loch Street Cranbourne VIC 3977	\$400,000	09-Nov-20
1/1 Fairfield Street Cranbourne VIC 3977	\$400,000	21-Aug-20
3/44 Stawell Street Cranbourne VIC 3977	\$385,000	03-Sep-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: 04 January 2021



3/53 Loch Street Cranbourne VIC 3977

Sold Price

^{RS}

\$400,000

Sold Date **09-Nov-20**

2

1

1

Distance

0.44km



1/1 Fairfield Street Cranbourne VIC 3977

Sold Price

Sold Date **21-Aug-20**

2

1

2

Distance

0.86km



3/44 Stawell Street Cranbourne VIC 3977

Sold Price

\$385,000

Sold Date **03-Sep-20**

2

1

1

Distance

1.19km

RS = Recent sale

UN = Undisclosed Sale

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