

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 14 Taradale Street, Cranbourne North, VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$1,049,000 & \$1,149,000

Median sale price

Median price \$750,000 Property Type House Suburb Cranbourne North (3977)

Period - From 31/05/2021 to 01/06/2022 Source realestate.com.au

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
11 FRESHFIELDS DRIVE, CRANBOURNE NORTH VIC 3977	\$1,085,000	03/05/2022
14 JAMIESON WAY, BERWICK VIC 3806	\$1,065,000	05/03/2022
9 ARDENNE COURT, NARRE WARREN SOUTH VIC 3805	\$1,060,000	09/05/2022

This Statement of Information was prepared on: 05/07/2022