

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

4 Taldra Place Cranbourne West 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

\$580,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Sep 2020

to

31 Aug 2021

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

5 Glenaire Crescent Cranbourne West VIC 3977	\$596,000	06-Aug-21
4 Kismet Close Cranbourne West VIC 3977	\$570,000	27-May-21
26 Providence Drive Cranbourne West VIC 3977	\$575,000	29-Jul-21

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.~~

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Mina Saad
P 0401053553
M 0401053553
E mina.saad@ionrealestate.com.au



5 Glenaire Crescent Cranbourne West VIC 3977

3 2 2

Sold Price **\$596,000** Sold Date **06-Aug-21**

Distance **0.16km**



4 Kismet Close Cranbourne West VIC 3977

3 2 2

Sold Price **\$570,000** Sold Date **27-May-21**

Distance **0.55km**



26 Providence Drive Cranbourne West VIC 3977

3 2 2

Sold Price **\$575,000** Sold Date **29-Jul-21**

Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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