

## 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

30 Carramar Road Cranbourne South 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

\$1,390,000

&

\$1,530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$612,500

Property type

House

Suburb

Cranbourne South

Period-from

01 Nov 2019

to

31 Oct 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

35 Carr-Boyd Road Cranbourne South VIC 3977	\$1,500,000	02-Aug-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: 02 November 2020



**35 Carr-Boyd Road Cranbourne  
South VIC 3977**

 5  2  10

Sold Price <sup>RS</sup> **\$1,500,000** <sup>UN</sup> Sold Date **02-Aug-20**

Distance **1.66km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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