

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

51 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

or range
between

\$670,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Cranbourne

Period-from

01 Aug 2020

to

31 Jul 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

16 Flametree Circuit Cranbourne VIC 3977	\$700,000	22-Apr-21
42 Phoenix Avenue Cranbourne VIC 3977	\$746,000	23-May-21
6 Burgan Court Cranbourne West VIC 3977	\$725,000	18-Apr-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.~~

This Statement of Information was prepared on: 05 August 2021



OBrien Real Estate

Andrew Athanasiou

P 03 5995 0500

M 0421 252 344

E andrew.a@obrienrealestate.com.au



16 Flametree Circuit Cranbourne VIC 3977

4 2 2

Sold Price

\$700,000

Sold Date

22-Apr-21

Distance

1.73km



42 Phoenix Avenue Cranbourne VIC 3977

5 2 2

Sold Price

\$746,000

Sold Date

23-May-21

Distance

1.4km



6 Burgan Court Cranbourne West VIC 3977

4 3 2

Sold Price

\$725,000

Sold Date

18-Apr-21

Distance

0.48km



23 Violet Way Cranbourne VIC 3977

5 2 2

Sold Price

^{RS} **\$730,000** ^{UN}

Sold Date

16-Jun-21

Distance

1.94km

RS = Recent sale

UN = Undisclosed Sale

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