

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

6 SOUTH CHARLES COURT 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

\$540,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$662,500

Property type

House

Suburb

Cranbourne

Period-from

01 Mar 2022

to

28 Feb 2023

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

6 SOUTH ANDERSON COURT CRANBOURNE VIC 3977	\$631,200	07-Dec-22
73 TOIRRAM CRESCENT CRANBOURNE VIC 3977	\$560,000	12-Dec-21
96 TOIRRAM CRESCENT CRANBOURNE VIC 3977	\$600,000	17-Aug-22

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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6 SOUTH ANDERSON COURT CRANBOURNE VIC 3977

3 2 2

Sold Price

^{RS}

\$631,200

Sold Date

07-Dec-22

Distance

0.3km



73 TOIRRAM CRESCENT CRANBOURNE VIC 3977

3 - -

Sold Price

\$560,000

Sold Date

12-Dec-21

Distance

0.37km



96 TOIRRAM CRESCENT CRANBOURNE VIC 3977

3 2 2

Sold Price

\$600,000

Sold Date

17-Aug-22

Distance

0.4km

RS = Recent sale

UN = Undisclosed Sale

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