

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

50 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

House

Suburb

Cranbourne

Period-from

01 Apr 2020

to

31 Mar 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

3 Wilam Court Cranbourne VIC 3977	\$561,000	03-Mar-21
37 Evelyne Avenue Cranbourne VIC 3977	\$533,000	28-Dec-20
38 Evelyne Avenue Cranbourne VIC 3977	\$563,500	18-Feb-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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3 Wilam Court Cranbourne VIC 3977

3 2 2

Sold Price

^{RS} \$561,000 Sold Date 03-Mar-21

Distance 0.12km



37 Evelyn Avenue Cranbourne VIC 3977

3 1 2

Sold Price

\$533,000 Sold Date 28-Dec-20

Distance 0.13km



38 Evelyn Avenue Cranbourne VIC 3977

3 2 2

Sold Price

\$563,500 Sold Date 18-Feb-21

Distance 0.17km

RS = Recent sale

UN = Undisclosed Sale

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