



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**6 Toirram Crescent,  
CRANBOURNE 3977**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$460,000 - \$495,000**

### Median sale price

Median **House** for **CRANBOURNE** for period **Oct 2019 - Oct 2019**

Sourced from **RP Data / Core Logic**.

**\$470,000**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**4 Miller Court,**  
Cranbourne 3977

Price **\$480,000** Sold 09 July  
2019

**3 Miller Court,**  
Cranbourne 3977

Price **\$472,500** Sold 13 May  
2019

**11 Hunter Court,**  
Cranbourne 3977

Price **\$471,000** Sold 20 July  
2019

This Statement of Information was prepared on 25th Oct 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from RP Data / Core Logic.

### Ray White Cranbourne

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### Contact agents



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