

## 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

13 TOIRRAM CRESCENT CRANBOURNE 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

\$660,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$625,000

Property type

House

Suburb

Cranbourne

Period-from

01 Jun 2021

to

31 May 2022

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

7 JAMELA COURT CRANBOURNE VIC 3977	\$665,995	16-May-22
33 TOIRRAM CRESCENT CRANBOURNE VIC 3977	\$720,000	10-Feb-22
28 VIRGINIA STREET CRANBOURNE VIC 3977	\$680,000	29-Mar-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.~~

This Statement of Information was prepared on: 02 June 2022



## OBrien Real Estate

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### 7 JAMELA COURT CRANBOURNE VIC 3977

3 1 3

Sold Price

<sup>RS</sup> **\$665,995** <sup>UN</sup>

Sold Date **16-May-22**

Distance **0.1km**



### 33 TOIRRAM CRESCENT CRANBOURNE VIC 3977

3 2 4

Sold Price

**\$720,000**

Sold Date **10-Feb-22**

Distance **-**



### 28 VIRGINIA STREET CRANBOURNE VIC 3977

3 2 2

Sold Price

<sup>RS</sup> **\$680,000** <sup>UN</sup>

Sold Date **29-Mar-22**

Distance **1.18km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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