

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

lot 3/1 Camms Road, Cranbourne Vic 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$440,000 & \$470,000

Median sale price

Median price \$486,000 Property Type Townhouse Suburb Cranbourne

Period - From 21/10/2020 to 20/10/2021 Source REIV

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 six 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
1	1/3 Delmont Ct CRANBOURNE 3977	\$465,000	21/06/2021
2	2/5 Normanby St CRANBOURNE 3977	\$460,000	08/07/2021
3	1/35 Jillian St CRANBOURNE 3977	\$450,000	16/06/2021

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 six months.~~

This Statement of Information was prepared on:

21/10/2021 09:46



Property Type:
Agent Comments

Indicative Selling Price
\$440,000 - \$470,000
Median Townhouse Price
21/10/2020 - 20/10/2021: \$486,000

Comparable Properties

1/3 Delmont Ct CRANBOURNE 3977 (VG)

Agent Comments



Price: \$465,000
Method: Sale
Date: 21/06/2021
Property Type: Flat/Unit/Apartment (Res)

2/5 Normanby St CRANBOURNE 3977 (VG)

Agent Comments



Price: \$460,000
Method: Sale
Date: 08/07/2021
Property Type: Flat/Unit/Apartment (Res)

1/35 Jillian St CRANBOURNE 3977 (VG)

Agent Comments



Price: \$450,000
Method: Sale
Date: 16/06/2021
Property Type: Flat/Unit/Apartment (Res)