

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

66 Toirram Crescent, Cranbourne Vic 3977

Indicative selling price

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

Range between \$650,000 & \$715,000

Median sale price

Median price \$670,000 Property Type House Suburb Cranbourne

Period - From 01/07/2023 to 30/06/2024 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	113 Endeavour Dr CRANBOURNE NORTH 3977	\$690,000	17/07/2024
2	12 Baltic Way CRANBOURNE WEST 3977	\$710,000	10/06/2024
3	6 Bianco Ct CRANBOURNE NORTH 3977	\$735,000	14/05/2024

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:

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4 2 2

Rooms: 3
Property Type: Land
Land Size: 650 sqm approx
Agent Comments

Indicative Selling Price
\$650,000 - \$715,000
Median House Price
Year ending June 2024: \$670,000

Comparable Properties



113 Endeavour Dr CRANBOURNE NORTH 3977 (REI/VG) Agent Comments

4 2 2

Price: \$690,000
Method: Private Sale
Date: 17/07/2024
Property Type: House
Land Size: 706 sqm approx



12 Baltic Way CRANBOURNE WEST 3977 (REI/VG) Agent Comments

4 2 2

Price: \$710,000
Method: Private Sale
Date: 10/06/2024
Property Type: House
Land Size: 500 sqm approx



6 Bianco Ct CRANBOURNE NORTH 3977 (REI/VG) Agent Comments

4 2 2

Price: \$735,000
Method: Private Sale
Date: 14/05/2024
Property Type: House
Land Size: 709 sqm approx