Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 66 Toirram Crescent, Cranbourne Vic 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$650,000		&		\$715,000				
Median sale price									
Median price	\$670,000	Pro	Property Type		House		Suburb	Cranbourne	
Period - From	01/07/2023	to	30/06/2024		So	urce	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.

Ado	dress 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:

07/10/2024 12:12



66 Toirram Crescent, Cranbourne Vic 3977

THE AGENCY





Rooms: 3 Property Type: Land Land Size: 650 sqm approx Agent Comments Ed Rafter 03 8578 0388 0432 217 085 edrafter@theagency.com.au

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) 1 4 2 2 2 Price: \$690,000 Method: Private Sale Date: 17/07/2024 Property Type: House Land Size: 706 sqm approx	Agent Comments
12 Baltic Way CRANBOURNE WEST 3977 (REI/VG) 4 2 2 2 Price: \$710,000 Method: Private Sale Date: 10/06/2024 Property Type: House Land Size: 500 sqm approx	Agent Comments
6 Bianco Ct CRANBOURNE NORTH 3977 (REI/VG) 4 2 2 2 Price: \$735,000 Method: Private Sale Date: 14/05/2024 Property Type: House Land Size: 709 sqm approx	Agent Comments

Account - The Agency Victoria | P: 03 8578 0388





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