Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

le						
4 Tarwin Place Cranbourne East VIC 3977						
e see consumer.vio	c.gov.au	ı/underquoting	(*Dele	te single price	e or range	as applicable)
	or range between \$640,		640,000	&	\$660,000	
plicable)						
\$657,500) Property type		Нс	ouse	Suburb	Cranbourne East
01 Feb 2021	to 31 Jan 2022		Source	Corelogic		
properties sold with	nin two	kilometres of th	e prop	erty for sale		
Address of comparable property						Date of sale
	4 Tarwin Place e see consumer.vic plicable) \$657,500 01 Feb 2021 cales (*Delete A properties sold with the representative of	4 Tarwin Place Cranb e see consumer.vic.gov.au plicable) \$657,500 Prop 01 Feb 2021 to cales (*Delete A or B to properties sold within two- tt's representative consider	4 Tarwin Place Cranbourne East VI e see consumer.vic.gov.au/underquoting or range between plicable) \$657,500 Property type 01 Feb 2021 to 31 Jan 2022 ales (*Delete A or B below as apper properties sold within two kilometres of the tris representative considers to be most consideration.	4 Tarwin Place Cranbourne East VIC 39 e see consumer.vic.gov.au/underquoting (*Dele or range between \$ plicable) 10 Feb 2021 to 31 Jan 2022 Fales (*Delete A or B below as applicable) properties sold within two kilometres of the properties representative considers to be most compared.	4 Tarwin Place Cranbourne East VIC 3977 e see consumer.vic.gov.au/underquoting (*Delete single price or range between \$640,000 plicable) ### House O1 Feb 2021	4 Tarwin Place Cranbourne East VIC 3977 e see consumer.vic.gov.au/underquoting (*Delete single price or range or range between \$640,000 & plicable) \$657,500 Property type House Suburb 01 Feb 2021 to 31 Jan 2022 Source ales (*Delete A or B below as applicable) properties sold within two kilometres of the property for sale in the last 6 tt's representative considers to be most comparable to the property for sale in the last 6 tt's representative considers to be most comparable to the property for sale in the last 6 tt's representative considers to be most comparable to the property for sale in the last 6 tt's representative considers to be most comparable to the property for sale in the last 6 tt's representative considers to be most comparable to the property for sale in the last 6 tt's representative considers to be most comparable to the property for sale in the last 6 tt's representative considers to be most comparable to the property for sale in the last 6 tt's representative considers to be most comparable to the property for sale in the last 6 tt's representative considers to be most comparable to the property for sale in the last 6 tt's representative considers to be most comparable to the property for sale in the last 6 tt's representative considers to be most comparable to the property for sale in the last 6 tt's representative considers to be most comparable to the property for sale in the last 6 tt's representative considers to be most comparable to the property for sale in the last 6 tt's representative considers to be most comparable to the property for sale in the last 6 tt's representative considers to be most comparable to the property for sale in the last 6 tt's representative considers to be most comparable to the property for sale in the last 6 tt's representative considers to be most comparable to the property for sale in the last 6 tt's representative considers to be most comparable to the property for sale in the last 6 tt's property for sale in the last 6 tt's property for sale in th

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: 21 February 2022



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