

## 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

10 CAMMS ROAD CRANBOURNE VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$672,725

Property type

House

Suburb

Cranbourne

Period-from

01 Sep 2023

to

31 Aug 2024

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

140 MONAHANS ROAD CRANBOURNE VIC 3977	\$600,000	18-Jul-24
5 BOURKE ROAD CRANBOURNE VIC 3977	\$590,000	13-Jun-24
12 TADDOR DRIVE CRANBOURNE VIC 3977	\$580,000	24-Jul-24

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: 06 September 2024

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**140 MONAHANS ROAD  
CRANBOURNE VIC 3977**
 3    1    2

Sold Price

<sup>RS</sup>
**\$600,000**

Sold Date

**18-Jul-24**

Distance

**0.13km**

**5 BOURKE ROAD CRANBOURNE  
VIC 3977**
 3    1    3

Sold Price

**\$590,000**

Sold Date

**13-Jun-24**

Distance

**0.45km**

**12 TADDOR DRIVE CRANBOURNE  
VIC 3977**
 3    1    -

Sold Price

<sup>RS</sup>
**\$580,000**

Sold Date

**24-Jul-24**

Distance

**1.59km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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