

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 20 Toirram Crescent, Cranbourne, VIC 3977

Indicative selling price

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

Single Price \$539,000

Median sale price

Median price \$640,000 Property Type House Suburb Cranbourne (3977)

Period - From 01/07/2022 to 30/06/2023 Source pricefinder

Comparable property sales

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
30 LOCH STREET, CRANBOURNE VIC 3977	\$530,000	25/05/2023
6 SOUTH CHARLES COURT, CRANBOURNE VIC 3977	\$560,000	22/04/2023
44 TOIRRAM CRESCENT, CRANBOURNE VIC 3977	\$560,000	23/03/2023

This Statement of Information was prepared on: 04/07/2023