

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	2/49 Taylor Street Cranbourne, 3977
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$375,000 & \$410,000
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### Median sale price

Median price	\$450,750	Property Type	UNIT	Suburb	CRANBOURNE
Period - From	08-Dec-2021	to	07-Dec-2022	Source	REA

### Comparable property sales

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	1/158 Clarendon Street, Cranbourne, Vic 3977	\$415,000	29-Nov-2022
2	4/61 Cameron Street, Cranbourne, Vic 3977	\$412,000	22-Aug-2022
3	1/15 ARNOLD Street, Cranbourne, Vic 3977	\$413,500	04-Oct-2022

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