

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

42A TOIRRAM CRESCENT CRANBOURNE VIC 3977

Indicative selling price

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

Single Price

or range
between

\$470,000

&

\$517,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Cranbourne

Period-from

01 Mar 2021

to

28 Feb 2022

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

2/3 DELMONT COURT CRANBOURNE VIC 3977	\$475,000	06-Oct-21
2/20 HUON PARK ROAD CRANBOURNE NORTH VIC 3977	\$550,000	28-Feb-22
7/95-101 BREENS ROAD CRANBOURNE WEST VIC 3977	\$474,000	18-Oct-21

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: 21 March 2022



OBrien Real Estate

Seb Jean-Pierre

M 0426 209 398

E seb.jeanpierre@obrienrealestate.com.au



2/3 DELMONT COURT
CRANBOURNE VIC 3977

3 2 1

Sold Price \$475,000 Sold Date 06-Oct-21

Distance -



2/20 HUON PARK ROAD
CRANBOURNE NORTH VIC 3977

2 2 1

Sold Price ^{RS} \$550,000 Sold Date 28-Feb-22

Distance -



7/95-101 BREENS ROAD
CRANBOURNE WEST VIC 3977

2 1 1

Sold Price \$474,000 Sold Date 18-Oct-21

Distance -

RS = Recent sale

UN = Undisclosed Sale

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