

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

4/4A Tucker Street 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

\$345,000

&

\$365,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$377,250

Property type

Unit

Suburb

Cranbourne

Period-from

01 Jan 2020

to

31 Dec 2020

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 Wang Court Cranbourne VIC 3977	\$350,000	01-Aug-20
2/122 Camms Road Cranbourne VIC 3977	\$353,900	19-Nov-20

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.

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2/3 Wang Court Cranbourne VIC 3977

Sold Price **\$350,000** Sold Date **01-Aug-20**

2 1 1

Distance **0.22km**



2/122 Camms Road Cranbourne VIC 3977

Sold Price ^{RS} **\$353,900** ^{UN} Sold Date **19-Nov-20**

2 1 1

Distance **0.94km**

RS = Recent sale **UN** = Undisclosed Sale

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