



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 78 Toirram Crescent, CRANBOURNE 3977

House



3 beds



1 baths



2 parking

## Indicative selling price

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

**Range \$500,000 - \$550,000**

## Median sale price

Median **House** for **CRANBOURNE** for period **Mar 2019 - May 2019**

Sourced from **RP Data**.

**\$520,000**

## 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 the most comparable to the property for sale.

**13 Marylyn Place,**  
Cranbourne 3977

**Price \$530,000** Sold 07  
February 2019

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 six months. This is due to there being a lack of sales in area with planning permits and endorsed plans available the time of said property being sold.

## Additional Information

13 Marylyn Place has the option to be subdivided S.T.A.C but does not have any of the valid paperwork.

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from RP Data.

## Ray White Cranbourne

Level 1 7-9 Bakewell Street,  
Cranbourne VIC 3977

## Contact agents



**Matthew Ringeri**  
Ray White

(03) 5990 9523  
0430 574 159

[matthew.ringeri@raywhite.com](mailto:matthew.ringeri@raywhite.com)

**RayWhite**