Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	191 Camms Road Cranbourne, 3977

Indicative selling price

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

Range between	$550,000 & $605,000

Median sale price

Median price	$658,975	Property Type	HOUSE	Suburb	CRANBOURNE
Period - From	01-May-2023	to	30-Apr-2024	Source	realestate.com.au

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	37 Circle Drive, Cranbourne	$600,000	19-Apr-2024
2	38 Normanby Street, Cranbourne	$615,000	12-Apr-2024
3	27 Strafford Avenue, Cranbourne	$593,400	07-May-2024

This statement of information was prepared on 21-Jun-2024 at 11:54:53 AM EST