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	48 CAMMS ROAD 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	$530,000	&	$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$656,250	Property type	House	Suburb	Cranbourne
Period-from	01 Jun 2023	to	31 May 2024	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
4 WILAM COURT CRANBOURNE VIC 3977	$572,000	09-Feb-24
28 LINDA DRIVE CRANBOURNE WEST VIC 3977	$580,000	01-Jun-24
58 FAIRBAIRN ROAD CRANBOURNE VIC 3977	$550,000	08-Feb-24

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: 11 June 2024

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4 WILAM COURT CRANBOURNE VIC 3977

3 1 2

Sold Price RS $572,000 Sold Date 09-Feb-24

Distance 0.17km



28 LINDA DRIVE CRANBOURNE WEST VIC 3977

3 1 1

Sold Price RS $580,000 Sold Date 01-Jun-24

Distance 1.19km



58 FAIRBAIRN ROAD CRANBOURNE VIC 3977

3 1 1

Sold Price $550,000 Sold Date 08-Feb-24

Distance 0.89km

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

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