

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

3 Tramore Terrace 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

\$670,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

House

Suburb

Cranbourne

Period-from

01 Mar 2020

to

28 Feb 2021

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

22 Brookland Greens Boulevard Cranbourne VIC 3977	\$687,000	30-Nov-20
3 Eaglescliffe Crescent Cranbourne VIC 3977	\$685,000	26-Oct-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.

This Statement of Information was prepared on: 05 March 2021

Casey Estate Agents

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**22 Brookland Greens Boulevard
Cranbourne VIC 3977**

4 2 2

Sold Price **\$687,000** Sold Date **30-Nov-20**

Distance **0.2km**



**3 Eaglescliffe Crescent Cranbourne
VIC 3977**

4 2 2

Sold Price **\$685,000** Sold Date **26-Oct-20**

Distance **0.37km**

RS = Recent sale

UN = Undisclosed Sale

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