

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

2 TALARA COURT 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

\$570,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Cranbourne

Period-from

01 Aug 2022

to

31 Jul 2023

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

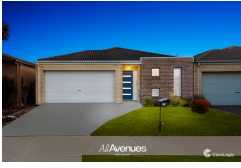
11 PHOENIX AVENUE CRANBOURNE VIC 3977	\$583,000	24-Feb-23
8 VENUS PLACE CRANBOURNE VIC 3977	\$665,000	01-Jun-22
2 JAMIE CLOSE CRANBOURNE VIC 3977	\$595,000	07-Nov-22

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: 01 August 2023

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**11 PHOENIX AVENUE
 CRANBOURNE VIC 3977**

3 1 2

Sold Price **\$583,000** Sold Date **24-Feb-23**

Distance **0.17km**



**8 VENUS PLACE CRANBOURNE
 VIC 3977**

3 2 2

Sold Price **\$665,000** Sold Date **01-Jun-22**

Distance **0.4km**



**2 JAMIE CLOSE CRANBOURNE VIC
 3977**

3 2 2

Sold Price **\$595,000** Sold Date **07-Nov-22**

Distance **0.41km**

RS = Recent sale UN = Undisclosed Sale

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