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	4 Tanino Road Cranbourne West 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	$480,000	&	$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$440,000	Property type	Unit	Suburb	Cranbourne West
Period-from	01 Jul 2020	to	30 Jun 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
8 Coral-Pea Way Cranbourne West VIC 3977	$499,000	03-May-21

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: 07 July 2021

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8 Coral-Pea Way Cranbourne West VIC 3977

3 2 2

Sold Price **$499,000** Sold Date **03-May-21**

Distance **0.62km**

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

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