

## 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

16 Conway Court Cranbourne VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$605,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$559,700

Property type

House

Suburb

Cranbourne

Period-from

01 Sep 2020

to

31 Aug 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

13 Harrison Drive Cranbourne VIC 3977	\$600,000	14-Jul-21
21 Loch Street Cranbourne VIC 3977	\$605,000	13-Jul-21
17 Toirram Crescent Cranbourne VIC 3977	\$650,000	12-Jul-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.~~

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Micky Sidhu  
P 03 9702 2897  
M 0423230310  
E micky.sidhu@cranbourne.rh.com.au



## 13 Harrison Drive Cranbourne VIC 3977

3 1 4

Sold Price

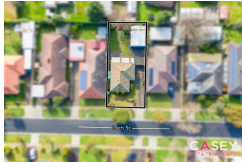
<sup>RS</sup> \$600,000

Sold Date

14-Jul-21

Distance

1.25km



## 21 Loch Street Cranbourne VIC 3977

3 1 2

Sold Price

\$605,000

Sold Date

13-Jul-21

Distance

1.53km



## 17 Toirram Crescent Cranbourne VIC 3977

3 1 2

Sold Price

<sup>RS</sup> \$650,000

Sold Date

12-Jul-21

Distance

1.54km

RS = Recent sale

UN = Undisclosed Sale

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