

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: 11 Darcy 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: \$549,000 & \$589,000

Median sale price

(*Delete house or unit as applicable)

Median Price: \$550,000 Property type: House Suburb: Cranbourne
Period-from: 01 Jun 2020 to 31 May 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
50 Camms Road Cranbourne VIC 3977	\$572,000	28-May-21
23 Megan Close Cranbourne West VIC 3977	\$575,000	18-Jan-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: 23 June 2021

Mina Saad
P 0401053553
M 0401053553
E mina.saad@ionrealestate.com.au



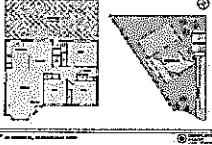
50 Camms Road Cranbourne VIC 3977

Sold Price

^{RS} \$572,000 Sold Date 28-May-21

3 1 2

Distance 0.8km



23 Megan Close Cranbourne West VIC 3977

Sold Price

\$575,000 Sold Date 18-Jan-21

3 1 2

Distance 1.99km

RS = Recent sale UN = Undisclosed Sale

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