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 Foxwood Drive Cranbourne East 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 \$560,000 & \$595,000	Single Price		or range between	\$560,000	&	\$595,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$570,000	Prop	erty type House		Suburb	Cranbourne East	
Period-from	01 Oct 2019	to	30 Sep 2	2020	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
34 Prendergast Avenue Cranbourne East VIC 3977	\$595,000	05-Mar-20
23 Armstrong Street Cranbourne East VIC 3977	\$583,000	25-May-20
21 Yellow Robin Circuit Cranbourne East VIC 3977	\$580,000	25-Aug-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: 27 October 2020





E support@upside.com.au



34 Prendergast Avenue Cranbourne Sold Price East VIC 3977

\$595,000 Sold Date 05-Mar-20

1.76km Distance

(Private inspection policy.

23 Armstrong Street Cranbourne East VIC 3977

\$ 2

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Sold Price

\$583,000 Sold Date 25-May-20

Distance 1.88km



21 Yellow Robin Circuit Cranbourne Sold Price East VIC 3977

\$580,000 Sold Date 25-Aug-20

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Distance 2.59km

RS = Recent sale

UN = Undisclosed Sale

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