

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$565,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Jul 2019

to

30 Jun 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

|  |           |           |
|--|-----------|-----------|
| 36 Stone Hill Circuit Cranbourne East VIC 3977 | \$600,000 | 27-Feb-20 |
| 34 Prendergast Avenue Cranbourne East VIC 3977 | \$595,000 | 05-Mar-20 |
| 23 Armstrong Street Cranbourne East VIC 3977   | \$583,000 | 25-May-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: 28 July 2020

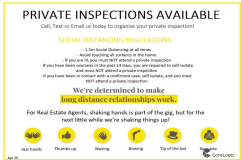


**36 Stone Hill Circuit Cranbourne East VIC 3977**

Sold Price **\$600,000** Sold Date **27-Feb-20**

4 2 2

Distance **0.32km**



**34 Prendergast Avenue Cranbourne East VIC 3977**

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

3 2 2

Distance **1.76km**



**23 Armstrong Street Cranbourne East VIC 3977**

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

3 2 2

Distance **1.88km**

RS = Recent sale

UN = Undisclosed Sale

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