

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 Loddon Place 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

\$498,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Jun 2019

to

31 May 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

2 Ferrari Drive Cranbourne East VIC 3977	\$530,000	10-Feb-20
42 Fleuve Rise Clyde North VIC 3978	\$528,000	22-Jan-20
195 Heather Grove Clyde North VIC 3978	\$515,000	06-Mar-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: 01 June 2020



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2 Ferrari Drive Cranbourne East VIC 3977 Sold Price **\$530,000** Sold Date **10-Feb-20**

3 2 2

Distance **1.61km**



42 Fleuve Rise Clyde North VIC 3978 Sold Price **\$528,000** Sold Date **22-Jan-20**

3 2 2

Distance **2.15km**



195 Heather Grove Clyde North VIC 3978 Sold Price **\$515,000** Sold Date **06-Mar-20**

4 2 2

Distance **1.87km**

RS = Recent sale

UN = Undisclosed Sale

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