

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

10 FOXWOOD DRIVE, CRANBOURNE EAST, VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price: \$629,000

Median sale price

Median price \$582,000

House

Unit

Suburb CRANBOURNE
EAST

Period 01 January 2018 to 31 March 2018

Source  pricefinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
5 KENNELS LANE, CRANBOURNE EAST, VIC 3977	\$650,000	16/01/2018
6 ESSEX CRT, CRANBOURNE EAST, VIC 3977	*\$581,000	20/12/2017
6 CHATHAM CL, CRANBOURNE EAST, VIC 3977	\$558,000	13/12/2017