

Mark Sewell
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Source

Corelogic

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Statement of Information

Period-from

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sa	le					
Address Including suburb and postcode	2 Fouz Mews Cranbourne East VIC 3977					
Indicative selling price						
For the meaning of this price	e see consumer.vic.gov	.au/underquoting (*Delete single pric	e or range	as applicable)	
Single Price		or range between	\$500,000	&	\$550,000	
Median sale price						
(*Delete house or unit as ap	plicable)					
Median Price	\$580,000 *	House X	*Unit	Suburb	Cranbourne East	

Comparable property sales (*Delete A or B below as applicable)

01 Oct 2017

A* 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.

30 Sep 2018

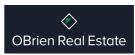
Address of comparable property	Price	Date of sale
6 Connor Mews Cranbourne East VIC 3977	\$515,000	14-Sep-18
16 Dunlavin Way Cranbourne East VIC 3977	\$550,000	13-Jul-18
11 Connor Mews Cranbourne East VIC 3977	\$520,000	24-Sep-18

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 six months.

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6 Connor Mews Cranbourne East **VIC 3977**

Sold Price

\$515,000

Sold Date 14-Sep-18

■ 3

₾ 2 \$ 2 Distance

0.14km



16 Dunlavin Way Cranbourne East

\$ 2

Sold Price

\$550,000

Sold Date

13-Jul-18

VIC 3977

Distance

0.16km



11 Connor Mews Cranbourne East **VIC 3977**

Sold Price

\$520,000

Sold Date 24-Sep-18

= 3

= 3

₾ 2

⇔ 2

0.18km Distance

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