

## 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 Ayres Close Cranbourne North 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

\$535,000

&

\$585,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Cranbourne North

Period-from

01 Aug 2020

to

31 Jul 2021

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

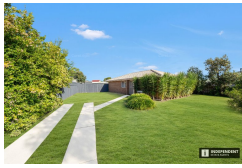
8 Terrence Drive Cranbourne North VIC 3977	\$535,000	18-May-21
175 Endeavour Drive Cranbourne North VIC 3977	\$565,000	04-May-21
18 Peppercorn Court Cranbourne North VIC 3977	\$581,000	01-Aug-21

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: 04 August 2021

Biju Thomas  
M 0451876700  
E biju.thomas@ionrealestate.com.au



**8 Terrence Drive Cranbourne North VIC 3977**

3 1 2

Sold Price

**\$535,000**

Sold Date

**18-May-21**

Distance

**0.33km**



**175 Endeavour Drive Cranbourne North VIC 3977**

3 1 2

Sold Price

**\$565,000**

Sold Date

**04-May-21**

Distance

**0.92km**



**18 Peppercorn Court Cranbourne North VIC 3977**

3 1 2

Sold Price

<sup>RS</sup> **\$581,000**

Sold Date

**01-Aug-21**

Distance

**1.31km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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