

## 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

15 Foxhound Grove 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

\$620,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$572,500

Property type

House

Suburb

Cranbourne East

Period-from

01 Jan 2020

to

31 Dec 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

80 Bradford Drive Cranbourne East VIC 3977	\$610,000	10-Oct-20
9 Bellsquarry Avenue Cranbourne East VIC 3977	\$635,000	20-Oct-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.

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Kate Rushton  
P 5990 9502  
M 0408 104 953  
E kate.rushton@raywhite.com



**80 Bradford Drive Cranbourne East  
VIC 3977**

4 2 2

Sold Price

**\$610,000**

Sold Date

**10-Oct-20**

Distance

**0.2km**



**9 Bellsquarry Avenue Cranbourne  
East VIC 3977**

3 2 2

Sold Price

**\$635,000**

Sold Date

**20-Oct-20**

Distance

**1.32km**

RS = Recent sale

UN = Undisclosed Sale

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