

## 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

3 Fouz Mews 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

or range  
between

\$590,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Apr 2020

to

31 Mar 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

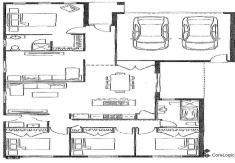
Date of sale

44 Botany Way Cranbourne East VIC 3977	\$655,000	11-Jan-21
19 Gatehouse Parade Cranbourne East VIC 3977	\$618,000	24-Nov-20
9 Houndsforth Street Cranbourne East VIC 3977	\$613,000	09-Dec-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: 14 April 2021



**44 Botany Way Cranbourne East  
VIC 3977**

 4  2  2

Sold Price **\$655,000** Sold Date **11-Jan-21**

Distance **0.48km**



**19 Gatehouse Parade Cranbourne  
East VIC 3977**

 4  2  2

Sold Price **\$618,000** Sold Date **24-Nov-20**

Distance **0.68km**



**9 Houndsforth Street Cranbourne  
East VIC 3977**

 4  2  2

Sold Price **\$613,000** Sold Date **09-Dec-20**

Distance **0.87km**

RS = Recent sale      UN = Undisclosed Sale

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