

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

68 Ferndown Drive Cranbourne VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$755,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

House

Suburb

Cranbourne

Period-from

01 Nov 2020

to

31 Oct 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

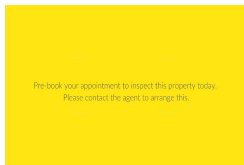
Date of sale

48 Brookland Greens Boulevard Cranbourne VIC 3977	\$762,000	01-Aug-21
9 Saunton Drive Cranbourne VIC 3977	\$805,000	07-Jul-21
12 Formby Place Cranbourne VIC 3977	\$762,500	13-Jun-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: 17 November 2021

 Please book your appointment to inspect this property today. Please contact the agent to arrange this.	48 Brookland Greens Boulevard Cranbourne VIC 3977  4  2  2	Sold Price \$762,000 Sold Date 01-Aug-21 Distance 0.26km
	9 Saunton Drive Cranbourne VIC 3977  4  2  2	Sold Price \$805,000 Sold Date 07-Jul-21 Distance 0.42km
	12 Formby Place Cranbourne VIC 3977  4  2  2	Sold Price \$762,500 Sold Date 13-Jun-21 Distance 0.58km

RS = Recent sale

UN = Undisclosed Sale

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