

## 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

16 FERRARI DRIVE CRANBOURNE EAST VIC 3977

### Indicative selling price

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

Single Price

or range  
between

\$675,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$718,000

Property type

House

Suburb

Cranbourne East

Period-from

01 Aug 2023

to

31 Jul 2024

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

6 CADILLAC STREET CRANBOURNE EAST VIC 3977	\$722,000	21-Jun-24
116 NELSON STREET CRANBOURNE EAST VIC 3977	\$700,000	11-Mar-24
18 FERRARI DRIVE CRANBOURNE EAST VIC 3977	\$685,000	06-Mar-24

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: 12 August 2024



**6 CADILLAC STREET  
CRANBOURNE EAST VIC 3977**

4 2 2

Sold Price

RS

**\$722,000**

Sold Date

**21-Jun-24**

Distance

**0.18km**



**116 NELSON STREET  
CRANBOURNE EAST VIC 3977**

4 2 2

Sold Price

**\$700,000**

Sold Date

**11-Mar-24**

Distance

**1.67km**



**18 FERRARI DRIVE CRANBOURNE  
EAST VIC 3977**

3 2 2

Sold Price

**\$685,000**

Sold Date

**06-Mar-24**

Distance

**0.01km**



**37 FREIBERGER GROVE CLYDE  
NORTH VIC 3978**

4 2 2

Sold Price

**\$690,000**

Sold Date

**29-May-24**

Distance

**0.44km**

RS = Recent sale

UN = Undisclosed Sale

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