

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

9 Ferncroft Court Cranbourne North 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

or range
between

\$540,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$578,000

Property type

House

Suburb

Cranbourne North

Period-from

01 Mar 2020

to

28 Feb 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

3 Coriyule Court Cranbourne North VIC 3977	\$580,000	09-Oct-20
18 Peveril Crescent Cranbourne North VIC 3977	\$552,000	05-Oct-20
46 Brentwood Drive Cranbourne North VIC 3977	\$535,000	29-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.~~

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OBrien Real Estate

Denis Hennequin

P 03 5995 0500

M 0401962278

E denis.hennequin@obrienrealestate.com.au



3 Coriyule Court Cranbourne North VIC 3977

Sold Price

\$580,000

Sold Date

09-Oct-20



3



2



3

Distance

0.35km



18 Peveril Crescent Cranbourne North VIC 3977

Sold Price

\$552,000

Sold Date

05-Oct-20



4



2



2

Distance

0.67km



46 Brentwood Drive Cranbourne North VIC 3977

Sold Price

\$535,000

Sold Date

29-Dec-20



3



2



2

Distance

0.68km

RS = Recent sale

UN = Undisclosed Sale

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