

## 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

21 STOCKS DRIVE CRANBOURNE WEST 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

\$750,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

Suburb

Cranbourne West

Period-from

01 Apr 2022

to

31 Mar 2023

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

42 FERNDOWN DRIVE CRANBOURNE VIC 3977	\$770,000	20-Dec-22
78 SCARBOROUGH AVENUE CRANBOURNE WEST VIC 3977	\$800,000	18-Oct-22

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: 03 April 2023



**42 FERNDOWN DRIVE  
CRANBOURNE VIC 3977**

4 2 2

Sold Price **\$770,000** Sold Date **20-Dec-22**

Distance **1.09km**



**78 SCARBOROUGH AVENUE  
CRANBOURNE WEST VIC 3977**

4 2 2

Sold Price **\$800,000** Sold Date **18-Oct-22**

Distance **1.96km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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