

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 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

or range
between

\$850,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$661,000

Property type

House

Suburb

Cranbourne

Period-from

01 Jun 2024

to

31 May 2025

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

2 FERNDOWN DRIVE CRANBOURNE VIC 3977	\$935,000	10-Apr-25
4 STOCKS DRIVE CRANBOURNE WEST VIC 3977	\$900,000	12-Apr-25
14 FORMBY PLACE CRANBOURNE VIC 3977	\$880,000	05-Jun-25

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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**2 FERNDOWN DRIVE
CRANBOURNE VIC 3977**

 4  2  2

Sold Price

^{RS} **\$935,000** Sold Date **10-Apr-25**

Distance **0.1km**



**4 STOCKS DRIVE CRANBOURNE
WEST VIC 3977**

 4  2  2

Sold Price

\$900,000 Sold Date **12-Apr-25**

Distance **0.71km**



**14 FORMBY PLACE CRANBOURNE
VIC 3977**

 4  2  2

Sold Price

^{RS} **\$880,000** Sold Date **05-Jun-25**

Distance **0.32km**

RS = Recent sale **UN** = Undisclosed Sale

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