



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 13 Ferndown Dve, CRANBOURNE WEST 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$570,000 - \$625,000**

### Median sale price

Median **House** for **CRANBOURNE WEST** for period **Aug 2018 - Aug 2018**

Sourced from [realestate.com](http://realestate.com).

**\$605,000**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**13 Birkdale Ave,**  
Cranbourne 3977

Price **\$575,000** Sold 30 May  
2018

**4 Kingsbarn Crt,**  
Cranbourne 3977

Price **\$605,000** Sold 05  
April 2018

**23 Ferndown Dve,**  
Cranbourne 3977

Price **\$605,000** Sold

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [realestate.com](http://realestate.com).

#### Ray White Carrum Downs

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#### Contact agents



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