

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

37 FERGUS LANE, CRANBOURNE WEST, VIC

### Indicative selling price

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

Single Price: \$609,500

### Median sale price

Median price

\$555,000

House

Unit

X

Suburb

CRANBOURNE  
WEST

Period

01 January 2018 to 30 June 2018

Source

  
pricefinder

### Comparable property sales

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 six months.