



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 3 Pengana Way, 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 \$580,000 - \$630,000**

### Median sale price

Median **House** for **CRANBOURNE WEST** for period **Nov 2018 - Dec 2018**

Sourced from [Realestate.com.au](http://Realestate.com.au).

**\$602,475**

### Comparable property sales

These are the three properties sold within two kilometres 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.

**16 Banyalla Drive,**  
Cranbourne West 3977

**Price \$585,000** Sold 30  
October 2018

**39 Atlas Drive,**  
Cranbourne West 3977

**Price \$610,000** Sold 04  
September 2008

**73 Quarters Blvd,**  
Cranbourne West 3977

**Price \$615,000** Sold 03  
September 2018

### 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.au](http://Realestate.com.au).

#### Area Specialist Casey

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#### Contact agents



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