

# 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 11 Fergus Lane, Cranbourne West, VIC 3977

### Indicative selling price

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

Price Range

\$590,000

&

\$640,000

### Median sale price

Median price

\$523,000

Property Type

House

Suburb

Cranbourne West (3977)

Period - From

01/10/2018

to

30/09/2019

Source

Corelogic

### 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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
35 FERGUS LANE, CRANBOURNE WEST VIC 3977	\$605,000	30/04/2018
37 FERGUS LANE, CRANBOURNE WEST VIC 3977	\$592,000	29/08/2018
23 DAVENPORT CRESCENT, CRANBOURNE WEST VIC 3977	\$575,000	30/04/2019

This Statement of Information was prepared on: 02/10/2019